

MEADOWOOD SAN DIEGO COUNTY GENERAL PLAN COMPLIANCE REPORT

Appendix L

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APPENDIX L

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Fallbrook Community Plan
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
FALLBROOK GOALS					
General Goal: Perpetuate the existing rural charm and village atmosphere while accommodating growth in such a manner that it will complement the environment of Fallbrook.	<ul style="list-style-type: none"> • Preserve Fallbrook’s Good Living Environment • Fallbrook has a unique village atmosphere characterized by predominantly low density residential development and agricultural uses. 	X			The Site design preserves agriculture on hillsides to maintain the rural nature of the area and limits development away from the ridge tops. The Project Site is not located near the Fallbrook village, which is approximately 2 miles west in the center of Fallbrook on the opposite side of an intervening 8-lane divided interstate highway. The Project Site is east of I-15 in the southeast corner of the community planning area. The Proposed Project complements the surrounding environment and helps to accommodate the expected growth in Fallbrook.
Residential Goal: Provide the enabling regulations necessary to permit a variety of housing types to accommodate the forecast population increase while retaining the rustic charm of the present living environment.	Policy 1: Present “towncenter” location should be maintained and higher density residential uses, such as garden apartments and townhouses, when allowed, should be located within the towncenter area.			X	The Project Site is not located within the Fallbrook “towncenter.”
	Policy 2: The use of open space, architecture and building materials which are in harmony with the natural environment, and maintain and promote the intimate personal scale of the village and its character and warmth should be encouraged.	X			Natural open space and agricultural uses are located in the north and east portions of the Site. Scattered homes and citrus and avocado groves are located to the north and east. The proposed open space areas are adjacent to undeveloped land, agricultural areas and more rural development over the hill to the east. Architecture and building materials compatible with the natural environment will be utilized.

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	Policy 3: Grading, for residential development, should not unduly disrupt the natural terrain, or cause problems associated with runoff, drainage, erosion or siltation.	X			The Proposed Project's preliminary grading plan shows that the grading will not disrupt the natural terrain because the roads are curved to follow the natural contours. The Proposed Project has been designed so that the runoff associated with the Proposed Project does not exceed the runoff in the existing condition. Development will follow the Proposed Project's approved stormwater management plan to prevent erosion and siltation.
	Policy 4: The preservation of the existing supply of affordable housing should be encouraged and when new developments propose the demolition of low cost housing units (especially mobile homes) and efforts should be made to assure that suitable equivalent replacement units are available.			X	The Proposed Project contains a mix of housing types, styles, sizes and costs. The Proposed Project does not contain an existing supply of affordable housing and will not eliminate any low cost housing units or mobile homes. There are a few scattered farm houses and accessory structures on the site, but these structures will no longer be necessary after construction and will be removed.
	Policy 5: Country estates which combine residential and light agricultural uses, especially groves, should be encouraged.	X			The Proposed Project does not include country estates in its development; however, certain existing agricultural uses will be conserved alongside residential uses.
	Policy 6: Planned developments which are sensitive to topographical restraints, and permit a more creative or imaginative development design than is generally possible through standard subdivisions should be encouraged.	X			The Proposed Project is planned in consideration of the topographical restraints such as steep slopes, 164.1 acres of which are classified as RPO steep slopes and will be preserved. The Proposed Project includes a variety of housing types, including single-family dwelling units, multi-family detached and multi-family attached dwelling units.

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	Policy 7: The provision of housing for low or moderate income senior citizens should be encouraged provided that the density and character of the development is compatible with the adjacent neighborhood's character, and further provided that the project is located within the towncenter where facilities to serve the development will be available.			X	The Project Site is not located within the Fallbrook "towncenter" and therefore does not meet the restriction of this policy for low or moderate income senior citizen housing.
	Policy 8: No lot created by means of clustering in the EDA shall be less than one gross acre in size.			X	The Project Site is designated as both Special Study Area (SSA) and Rural Development Area (RDA) on the Regional Land Use Element Map. No portion of the Project Site is currently or proposed for Estate Development Area (EDA).
	Policy 9: Subdivisions requiring sewers shall not be approved in the CRDA or EDA.			X	No portion of the Project Site is designated CRDA or EDA, nor is the proposed rezone seeking these regional designations.
Business Goal: Encourage the establishment of an atmosphere for free enterprise, orderly growth of business and professional services; and optimize convenience for local shopping needs.	Policy 1: Business sites should be of adequate size to provide sufficient off-street parking, landscaping and room for expansion.			X	The Proposed Project does not include business or commercial development. The Applicant will coordinate with the two proposed developments adjacent to the Project Site, encouraging a "work-live" environment.
	Policy 2: The County should encourage the centralization of business areas and discourage "strip" commercial development.				
	Policy 3: Commercial development should not be allowed to interfere either functionally or visually with adjacent non-commercial land uses.				
	Policy 4: The County should encourage landscaping in the design of commercial centers to soften structure and parking area impacts.				
	Policy 5: Overall attractiveness of structures should be encouraged while stressing the "village style" of architectural design.				

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	Policy 6: Areas designated for commercial development should be protected from encroachment by incompatible non-commercial uses.				
	Policy 7: Development standards should be established which include underground utilities, landscaping requirements and sign control.				
Industrial Goal: Limit future industrial development to those areas already designated for industry and to keep the development of this land to industries which serve the community and are compatible with the community's general goal of preserving rural charm and village atmosphere.	Policy 1: Discourage the establishment of heavy or "obnoxious" industries which create noise, dirt, air pollution or create congestion.			X	The Proposed Project does not include industrial development. The Applicant will coordinate with the two proposed developments adjacent to Meadowood, encouraging a "work-live" environment.
	Policy 2: Areas within industrial sites should have underground utilities, comprehensive sign control, adequate waste disposal, paved streets, off-street parking for employees and exterior architectural control.				
Schools and Education Goal: Encourage a continuing high level of public and private education opportunities and physical school facilities in the Fallbrook area so that every individual, from the preschooler to the adult retiree, can realize their full potential.	Policy 1: School sites should be selected and acquired early enough to ensure a reasonable cost to the public.	X			The Proposed Project designates a 12.7 acre site for future development by the Bonsall School District.
	Policy 2: The size of school sites should be adequate to serve the needs of the community and should be located to permit safe direct access for the maximum number of students.	X			The Applicant has received concurrence from the Bonsall School District that the designated school site size is adequate. The Proposed Project includes a designated 12.7 acre school site with several points of access from the adjacent neighborhood as well as the main corridor bisecting the development, thereby providing safe and direct access for the maximum number of students.
	Policy 3: Safe walkways which serve the purpose of providing access as well as serving as bus stops should be provided to complement school sites.	X			Safe walkways throughout the development leading to the school site are proposed, as well as bus turnouts off Horse Ranch Creek Road, near the park and school sites.

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Floodplain and Open Space Goal: Encourage preservation, as permanent open space areas unsuitable for intense development.	Policy 1: Floodplains and natural stream courses should be preserved in permanent open space and uses limited to recreational or light agricultural uses.				X The current alignment of the San Luis Rey floodplain as it traverses near the Project Site is south of SR-76. SR-76 is currently being realigned. Due to the re-alignment of SR-76, a Conditional Letter of Map Revision (CLOMR) was submitted to the County and the Federal Emergency Management Agency (FEMA). The CLOMR was approved and issued on November 22, 2005 (Case Number 05-09-1045R). Based on the proposed SR-76 realignment and the associated hydraulic analysis, the CLOMR proposes that the northern limit of the San Luis Rey floodplain will be revised to be relocated immediately south of the new SR-76 alignment. Thus, it will no longer impact the southern portion of Planning Area 1 or the proposed alignment of SR-76, and the realigned SR-76 will be built up out of the floodplain, which will narrow the floodplain and keep it on the south side of SR-76. Therefore, no part of the Proposed Project will be in the San Luis Rey floodplain. The existing limits of the Horse Ranch Creek floodplain extend into future Planning Area 1. However, the proposed elevation of Planning Area 1 will be above the floodplain. The floodplain boundaries will be revised so that they are located west of Planning Area 1. Therefore, no part of the Proposed Project will be in the floodplain. A Letter of Map Revision will be processed showing the revised floodplain boundaries. No concrete channels are proposed. .
	Policy 2: The construction of concrete lined flood control channels should be allowed only where such channels are necessary because of existing improvements which block flood flow and make channelization mandatory.				

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Public Utilities and Community Facilities: Encourage the continued upgrading of utilities and services to provide an optimum level of service through the coordination of and cooperation between community services, public utility companies and county agencies.		X			All public services and facilities will be provided as part of the construction of the Proposed Project. Continued upgrading of utilities and services will be coordinated between community services, public utility companies and County agencies.
Agricultural Goal: Support agriculture and agriculturally oriented services that promote Fallbrook's unique agricultural specialties.	Policy 1: The development of agricultural estates combining residential with light agricultural uses should be encouraged.	X			The Proposed Project will conserve 49.3 acres of agriculture in order to promote Fallbrook's unique agricultural specialties.
	Policy 2: Intensive commercial livestock operations and heavier types of agricultural processing which might be detrimental to the residential population should be discouraged.			X	The Project Site does not currently contain or propose commercial livestock operations.
Parks and Recreational Goal: Encourage the provision of a well-balanced system of recreational facilities (public and private) to serve the entire area and meet the needs of all ages both active and passive recreational opportunities.	Policy 1: Support the continued improvement and development of regional and community parks such as Guajome Regional Park, Santa Margarita Recreation Area and Live Oak County Park.			X	The Proposed Project is not proposing regional parks. The Department of Parks and Recreation (DPR) has encouraged the development of a neighborhood park rather than contributing to development of regional or community parks.
	Policy 2: Encourage acquisition of centrally located park sites.	X			The Proposed Project is proposing a neighborhood park site for public recreation purposes and approximately 5.9 miles of trails to provide a variety of recreational opportunities.
	Policy 3: Support the continued improvement of local parks and encourage the provision of overnight camping facilities within at least one local park.	X			Although no campsite development is proposed, the Applicant is proposing other outdoor recreation opportunities through trails and parks.

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	Policy 4: The voluntary dedication and development of equestrian and hiking trails through the community should be encouraged.	X			The Proposed Project designates approximately 5.9 miles of multi-use trails throughout the site.
	Policy 5: Whenever possible local parks should be located adjacent to or near schools and agreements for joint use of facilities should be encouraged to facilitate interaction between various age groups.	X			The Proposed Project includes a neighborhood park adjacent to a designated school site to be acquired and developed by a school district after entitlement.
	Policy 6: No public recreational off-road vehicle use area should be designated for the Fallbrook Planning Area due to fire hazard and environmental sensitivity.			X	The Proposed Project does not include an Off-Road Vehicle (ORV) plan or use area.
	Policy 7: Special encouragement and support should be given to supervised youth groups such as the Scouts, Boy's Club, Teen Club, Campfire Girls and others that contribute toward the total personal development of Fallbrook's youths.	X			Although there are no limitations to supervised youth groups meeting at the Proposed Project's public neighborhood park, such groups typically meet at the Fallbrook regional or community parks.
	Policy 8: Encouragement should be given to private development of local golf courses, archery ranges, riding stables and other recreational facilities throughout the community.	X			No golf courses, archery ranges or riding stables are proposed for the Site; however, a neighborhood park, riding and hiking trails and other outdoor recreational facilities are proposed.
	Policy 9: Support should be given to the improvement of the Airpark for both expanded recreational and general aviation uses.			X	The Project Site is not located within or adjacent to the Fallbrook Airpark, which is approximately 3 miles to the west.
Community Beautification and Design Goal: Encourage sensitive design for all new development within Fallbrook, as well as encourage the upgrading and beautification of existing development.	Policy 1: Mature trees and significant land forms should be preserved in all public and private development projects.	X			Mature trees and significant land forms will be preserved where possible.
	Policy 2: Adequate off-street parking should be provided for all types of vehicles in all new developments.	X			Off-street parking is provided throughout the development to exceed the Zoning Ordinance standards.
	Policy 3: Each landowner should be encouraged to maintain their property, including prompt removal of trash and abandoned vehicles.	X			A HOA will be established to provide maintenance, standards and enforcement of the Project Site, including prompt removal of trash and any abandoned vehicles.

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	Policy 4: On and off-site signs should complement the aesthetic value and village character of the community.	X			On and off-site signage will reflect the Fallbrook Design Guidelines and will comply with the sign regulations outlined in the Zoning Ordinance.
	Policy 5: Promote renovation of buildings in the commercial area that are substandard or in poor repair.			X	The Proposed Project does not include commercial development.
	Policy 6: A “village style” architectural design theme should be encouraged throughout the community.	X			The “village style” is being utilized in the two multi-family areas with recreational areas and small parks as central meeting areas.
	Policy 7: Protection of historic structures and new development that is compatible with the old buildings should be encouraged.	X			There are six buildings (those over 50 years old) within the Project Site boundaries; however, none is sufficiently significant to preserve or to match to the new development.
	Policy 8: Necessary grading impacts should be minimized through wise grading practices, and landscaped areas which are disturbed by grading should be revegetated. Drainage and runoff should be controlled so as not to exceed the rate associated with the property prior to grading.	X			The Proposed Project’s preliminary grading plan shows that the grading will not disrupt the natural terrain because the roads are curved to follow the natural contours. Revegetation will occur on graded areas in compliance with the Proposed Project’s conceptual landscape plan. Development will follow the Proposed Project’s approved stormwater management plan to prevent erosion and siltation.
	Policy 9: Development which impacts the ridgeline silhouettes should be discouraged.	X			The Site design preserves agriculture on hillsides to maintain the rural nature of the area and limits development away from the ridge tops. The building heights are lower than the hilltops.

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	Policy 10: Development of steep slopes should be limited to agriculture and very low residential densities and clustering promoted in flatter areas.	X			The Proposed Project will preserve 91% of the acreage that have slopes that meet the RPO definition of “steep” in permanent open space. Natural open space and agricultural uses are located in the north and east portions of the Site. Scattered homes and citrus and avocado groves are located to the north and east. The Proposed Project’s higher densities are clustered in the flatter, western portions of the Site adjacent to these more urban uses.
CIRCULATION ELEMENT (OF FALLBROOK COMMUNITY PLAN)					
Objective: Guide and encourage the development of a logical and balanced transportation network which will allow safe and efficient travel throughout this rural community.	Transportation network should: <ul style="list-style-type: none"> • Be designed to follow existing road alignment where possible; • Adequately accommodate automobile, public transit and non-motorized modes of travel; and • Encourage the preservation of the rural and agricultural character of the community. 	X			There are no existing road alignments in the Project Site. The road system will adequately accommodate automobile and bicycle transit. The Applicant will provide an extensive trail system to accommodate non-motorized modes of travel. To accommodate public transit, bus turn-outs are proposed along Horse Ranch Creek Road, which will be conveniently located near the Proposed Project’s multi-family and park areas. The Site design preserves agriculture on hillsides to maintain the rural nature of the area and limits development away from the ridge tops.
Commercial Area Goals					
Goal 1: Consideration should be given to the promotion of ideas that would reduce congestion and accommodate commercial areas.	Policy 1.1: The County shall study and identify alternative funding methods to revise the on-street parking along Main Street.			X	The Proposed Project does not include any commercial development.
	Policy 1.2: The central business area shall be signed to indicate a bicycle route which will avoid an auto-bicycle conflict.				

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Goal 2: It is the desire of the community that all new off-street parking and loading facilities be designed in such a manner that the completed development presents an aesthetically pleasing appearance and provides for both adequate circulation and maintenance of these facilities including the maintenance of any landscape vegetation.	Policy 2.1: The minimum requirements for both on- and off-street parking shall conform with the requirements of the appropriate County policy and/or ordinance.			X	The Proposed Project does not include any commercial development.
	Policy 2.2: The requirements for loading space, screening and landscaping of parking areas shall be described in the County standards or other appropriate ordinance, as a minimum.				
Goal 3: Large new commercial development projects are encouraged to develop an off-street bus turn-out, or other suitable facility, in consort with the appropriate public carrier and the County Department of Public Works.				X	The Proposed Project does not include any commercial development.
Residential Area Goals					
Goal 4: Local and residential roads should be designed and constructed so as to reflect the rural and agricultural character of the community.	Policy 4.1: Local roads shall be designed with maximum emphasis on scenic beauty by following natural contours and avoiding extensive grading to the greatest possible extent.	X			The roads within the Project Site are designed and curved to follow the natural contours. Local roads are landscaped and surrounded by aesthetic architecture.

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Goal 5: It is the desire of the community to maintain the presently existing rural agricultural appearance. Therefore, new residential developments are encouraged to provide adequate off-street parking areas for both residents and visitors.	Policy 5.1: The minimum residential off-street parking requirements shall be as described in the applicable County Ordinance or Policy. Additional off-street parking in areas of existing or potential congestion is encouraged.	X			Off-street parking is provided throughout the development and exceeds the minimum parking requirements per Zoning Ordinance standards. Additional off-street parking areas are provided in the multi-family areas.
Goal 6: New residential subdivision developments are encouraged to consider the appropriateness of incorporating a bus turn-out into the development's overall circulation network and to discuss this matter with both the appropriate public carrier and the Department of Public Works.		X			A transit service area with bus turn-outs is proposed along Horse Ranch Creek Road, conveniently located near the Proposed Project's multi-family residential and park facilities.
Goal 7: It is the intent of this plan to encourage the maintenance of the existing rural and agricultural character of the community. To achieve this goal, concrete curbs, gutters and sidewalks shall be discouraged in the rural and agricultural portions of the planning area.	Policy 7.1: Residential subdivisions creating lots of one-half acre or greater shall incorporate asphaltic berms, as necessary, in lieu of concrete curbs and gutters unless concrete curbs and gutters are required because of the grade of the road.			X	The Proposed Project does not include lots of one-half acre or greater.

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Recreation Area Goals					
Goal 8: Riding, hiking and non-motor driven vehicle trails should not conflict with the rural and agricultural character of the community.	Policy 8.1: Public trails shall not cross private agricultural lands, particularly avocado orchards.	X			The Proposed Project does have trails that cross agricultural lands; however, these agricultural lands will be maintained by the same entity maintaining the trail system, the HOA. No conflict is therefore anticipated.
	Policy 8.2: Public non-motorized trail systems shall be encouraged within new residential subdivisions. If possible, these trails should provide access to public transit facilities, schools and shopping areas.	X			The proposed non-motorized trail system connects the public transit service area to the proposed homes, schools and shopping areas.
	Policy 8.3: A system of pedestrian trails and/or walkways should be designed in conjunction with all new construction in and around schools.	X			Safe walkways throughout the Project Site leading to the school site are proposed.
	Policy 8.4: Motorized vehicles, particularly motorcycles, shall be prohibited from all riding, hiking and pedestrian trails and walkways and such trails and/or walkways shall be signed accordingly to indicate that motor driven vehicles are prohibited.	X			Motorized vehicles are prohibited from all riding, hiking and pedestrian trails and walkways. Signage and bollards will be constructed at the trail heads indicating such prohibitions.
Access Road Goals					
Goal 9: It is the intent of this plan to limit community disruption and to reduce both noise pollution and traffic congestion by encouraging the development of a perimeter	Policy 9.1: Arterial roads should be designed to avoid residential neighborhoods and be routed around rather than through residential areas.	X			Horse Ranch Creek Road has been designed according to General Plan Update standards and does not bisect residential neighborhoods. Two additional roads are also proposed as part of the Proposed Project that will act as part of a perimeter road system. These include Pala Mesa Drive and Street R (AKA Pankey Place).

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road system.	Policy 9.2: The construction of new, or the upgrading of existing roads, as shown on the circulation element, shall not be accomplished until their need has been demonstrated to, and evaluated by, the Fallbrook Citizens Planning Group. This requirement shall be met by the annual review of the Department of Public Work's Six-Year Work Program.	X			Horse Ranch Creek Road is proposed to replace the current Pankey Road as shown on the Circulation Element. Two additional roads, Pala Mesa Drive and Street R (AKA Pankey Place), will complete the roadway connectivity as shown on the Circulation Element network.
	Policy 9.3: Roads shall be aligned to follow natural contours with minimum grading and minimum disturbance to the natural amenities of the community. As an example: roads through environmentally sensitive areas and areas of natural scenic beauty shall be avoided.	X			The roads within the Project Site are designed and curved to follow the natural contours. Local roads are landscaped and surrounded by aesthetic architecture. No roads are proposed through open space areas, other than trails, which have historically been used, and the fire access road required by the NCFPD and the County.
	Policy 9.4: "Truck Routes" shall normally be confined to Prime, Major and Collector roads and shall have signs posted accordingly. Through truck traffic shall be discouraged on local roads.			X	It is not anticipated that truck routes will run through the Proposed Project. Truck routes are confined to SR76 and I-15.
Land Use Element Goals for Peppertree Park Specific Planning Area				X	The Project Site is not located within the Peppertree Park Specific Planning Area.
I-15 Corridor Subregional Plan		The Proposed Project's compliance with the I-15 Corridor Scenic Preservation Guidelines is shown in a separate matrix.			

Fallbrook Design Guidelines
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<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
PART 2: COMMUNITY DESIGN OBJECTIVES					
Objective 1: Preserve the character of the existing community landscape by retaining important natural features, land forms and scenic resources.	New development should incorporate existing mature vegetation, drainage courses, topographical features and rock outcroppings into site designs. Existing agricultural features such as groves and orchards which reflect the history of the site and community should be preserved, when possible, to form special elements or incorporated into the open spaces of new developments. Development on ridgelines is strongly discouraged.	X			<p>The design of Meadowood demonstrates sensitivity to both the natural setting and to the neighborhood context, while taking into account applicable design guidelines. In the Proposed Project no ridge line development is proposed, no existing neighborhood views will be blocked, and all codes and ordinances will be satisfied. General site design criteria, the preservation of natural features, the circulation and parking, and the internal site design have been taken into account during the design phase of this development process.</p> <p>The Project Site design incorporates existing mature vegetation, drainage courses, topographical features and rock outcroppings. The Proposed Project will preserve 44% of the site by consolidating development in the western and southern portions of the site, including conservation of 49.3 acres of the existing groves.</p>

¹ The purpose of Design Review is to ensure that every new development will carefully consider the community context in which it takes place and make a conscientious effort to develop a compatible relationship to the natural setting, neighboring properties and community design goals. Design Review is a required step in the development approval process for all commercial, all industrial, all multi-family residential and numerous Major Use Permitted development, including planned development.

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Objective 2: Preserve and strengthen the “village” character, pedestrian orientation and historic identity of the Town Center.	New development in the Town Center should be build to the sidewalk to heighten pedestrian interest and minimize the visual impact of the automobile. Preservation of existing buildings with architectural merit is encouraged, integrating them into new developments when possible. Street tree planting should accompany all new projects in the Town Center.			X	The Project Site is not situated within Fallbrook’s “town center.”
Objective 3: Unify commercial development outside the Town Center and integrate it into the community landscape, minimizing the impact of signs, parking lots and traffic congestion.	Fallbrook’s commercial areas outside the Town Center should avoid the character of commercial strip-development. Design Guidelines prescribe a 15-foot deep “Landscape Edge Zone” along the street edges of all commercial development outside the Town Center. The Edge Zone will help integrate separate developments into a unified street image. It’s design is limited to basic elements that reflect Fallbrook’s rural feel – drought tolerant trees and shrubs of rugged form, landforms and rock placements, low wood fences and stone walls. Signage is to be of limited height and size, carefully designed and located.			X	The Proposed Project is not planned as a commercial development.
Objective 4: Multi-family residential development should contribute to the sense of neighborhood by site planning and architectural design that	Fallbrook residents recognize the need for a variety of housing types that accommodate residents with different economic means, lifestyles and preferences. All housing development, however, should contribute to the character of the town and its neighborhoods.	X			The Proposed Project includes a variety of housing types, including single-family dwelling units, multi-family detached and multi-family attached dwelling units. The multi-family developments contribute to the character of the area by providing pedestrian pathways to the nearby transit service area, parks and elementary school.

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<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
emphasize the relationship of buildings to the street and adjacent properties.	Designs that have the character of isolated “complexes” or “projects” are not acceptable, nor are inconsiderate site plans that orient parking lots or rows of garage doors toward streets and neighbors. Instead, multi-family developments should follow a pattern similar to the tradition of older towns, orienting as many dwelling units as possible toward the street, with doors, windows, garden courtyards and porches as the dominant elements in public view.	X			The multi-family site design orients all parking areas within the interior of the area. The dwelling units are oriented mostly toward the interior private roads. Landscaping, garden courtyards and porches are mostly in the public view.
	Multi-family developments must provide adequate private and common usable open space for their residents to enjoy. The Design Guidelines prescribe desirable usable open space standards. Developer contributions to park and open space funds shall not substitute for on-site open space provisions.	X			Adequate private and group usable open spaces have been provided. The multi family site in Planning Area 4 will provide a recreation building with a media room, exercise facilities, library, assembly room, men’s and women’s locker rooms, kitchen and racquetball court, with onsite recreational facilities consisting of a pool, spa, children’s play areas, Bar B Q pit and patios. In addition, a neighborhood park situated between the multi-family developments is proposed.
Objective 5: Preserve and enhance the quality of scenic roads throughout the Community Planning Area.	Existing natural features such as land forms, stream beds, rock outcroppings and mature trees should be protected along Fallbrook’s scenic roads, with new grading and other man-made interventions minimized. Views from the road to the hills and valleys of the community landscape should also be preserved when siting new buildings and trees. New planting that continues the predominant existing species on a road or street is encouraged, as are other elements such as rustic fences, stone walls or agricultural artifacts that preserve historic character.	X			A comprehensive landscape plan will be submitted as part of the development process. The Proposed Project will preserve approximately 44% of the Site as open space, further contributing to the retention of visual resources.
PART 3: THE DESIGN GUIDELINES					
A. GENERAL GUIDELINES APPLICABLE TO ALL DEVELOPMENTS (See the Fallbrook Design Guidelines for sketches and examples of designs.)					

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A1. SITE DESIGN PROCESS: Projects should demonstrate sensitivity to both the natural setting and to the neighborhood context. A project should also contribute to the community's design goals.					
1. Site Analysis	Each development proposal should include a thorough analysis of existing conditions on and adjacent to the site. A proper analysis will include a careful examination of a site's physical properties, its amenities, special problems, character and an examination of the neighboring environment.	X			The Applicant is submitting a Specific Plan Amendment and Vesting Tentative Map which will include a thorough examination of the Site's physical properties, amenities, constraints and neighboring environment.
	Although the steps in a thorough analysis will vary with the unique situation of each site and project, the information normally needed includes basic site data, existing natural features and neighboring environment.	X			The Applicant is submitting a Specific Plan Amendment and Vesting Tentative Map which will include a thorough examination of the Site's properties, existing features and neighboring environment.
2. General Site Design Criteria: A new development should establish a compatible relationship to the community as well as to neighboring properties.	Demonstrate an overall design integrity and a serious attempt to contribute to the beauty and harmony of the community.	X			The site design preserves agriculture on hillsides to maintain the rural nature of the area and limits development away from the ridge tops. The multi-family developments are situated on flat areas of the site.
	Contribute to the community design objectives.	X			The site design of Meadowood demonstrates sensitivity to both the natural setting and to the neighborhood context, while taking into account applicable design guidelines. The Project Site design incorporates existing mature vegetation, drainage courses, topographical features and rock outcroppings and retains approximately 44% of the site in open space. The Proposed Project includes a variety of housing types, including single-family dwelling units, multi-family detached and multi-family attached dwelling units.

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	Develop compatible relationships to the land forms, building placement and existing open spaces of neighboring properties.	X			The site design preserves a knoll in the middle of the site and agriculture on the hillsides to maintain the rural nature of the area. Development is not proposed for the ridge tops and the multi-family developments are situated on flat areas of the site.
	Respect the existing views, privacy, quiet, sun and light exposure of neighboring properties.	X			The Project Site design will not block any existing residential views. Proposed Project lighting will be designed in accordance with County standards with respect to intensity and dark sky policies.
	When land use or development patterns require a project to be different from its neighbors, provide a transition from existing to new development by careful placement and massing of buildings, well-designed planting patterns and other means.	X			The Proposed Project proposes development consistent with that of its neighbors, including single-family dwelling units, multi-family (attached and detached) dwelling units, a school, parks and agricultural and open space uses. This is consistent with the two adjacent properties proposing a variety of residential densities and housing types, along with compatible and necessary commercial, community and public uses. Meadowood's higher densities are clustered in the flatter, western portions of the Site adjacent to the more urban uses. Natural open space and agricultural uses are located in the north and east portions of the Site, compatible with the existing scattered homes and citrus and avocado groves located to the north and east.

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3. Preservation of Existing Natural Features	a. Mature Trees <ul style="list-style-type: none"> All mature trees should be retained when feasible. This will require careful judgment weighing the value and hierarchy of all natural features, the size and species of the tree and the developer's program for the site. This Guideline is not meant to preclude removal of noxious or undesirable trees. Existing oaks over 8 inches in diameter are considered significant resources to be preserved. See Guideline A2 for definitions and descriptions. 	X			There are only minimal identified mature trees on the Site except for agricultural groves, of which 49.3 acres are being conserved.
	b. Topography <ul style="list-style-type: none"> Demonstrate an effort to minimize grading and alteration of natural landforms. Minimize potential problems created by building in areas of excessive slope, soil with poor bearing capacity, slide potential, flood plain or other hazards. Building pads should be sited within the zoned setbacks and are to disturb the natural contours as little as possible. Balancing of cut and fill areas is encouraged. See Guideline A2 for grading techniques necessary for the preservation of existing trees. 	X			The Proposed Project is planned in consideration of the topographical constraints of steep slopes, 164.1 acres or 91% of steep slopes will be preserved as permanent open space. The preservation of steep slopes, along with a stormwater management plan and drainage plan will minimize slide potential, erosion, siltation and flooding. A FPP is being processed concurrently with this Proposed Project to minimize fire hazards.
	c. Drainage <ul style="list-style-type: none"> Minimize potential surface drainage problems on neighboring properties and provide adequate drainage on-site. Natural drainage courses are to be preserved as close as possible to their natural location and appearance. "Dry stream" effects which move the water over the property are preferred over channeling or undergrounding methods. 	X			The Applicant is required to obtain approval for a stormwater management plan and drainage plan which will assure that the design will minimize potential erosion, siltation and flooding onto neighboring properties. The Proposed Project's drainage plan implements dry streams over channeling or undergrounding methods whenever feasible.

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4. Circulation and Parking	Provide a clearly organized circulation plan for automobiles, pedestrians and service vehicles.	X			An organized circulation plan has been established for pedestrians and service vehicles. The Proposed Project's interior streets follow the natural topography as closely as possible.
	All developments are strongly encouraged to reduce the number of driveway entrances to public streets. This is especially critical for commercial developments as a means of reducing traffic congestion. Vehicular linkages between neighboring developments, through common entrance driveways, linked driveways and common service/delivery areas, are strongly encouraged.	X			Road entrances to public streets are minimized. The multi-family, for example, has only two private road entrances to public roads. Road linkages have been established between the Meadowood, Campus Park and Palomar College developments.
	Parking and service areas should be located and landscaped to minimize public view from roads and neighboring properties.	X			The parking areas are located away from the public view in interior corridors. There are no specified service areas.
	On hillside sites, roads and streets should generally follow existing land contours.	X			Development is not proposed on hilltop sites. Roads and streets otherwise follow the existing land contours as much as possible.
5. Internal Site Design	Buildings and open spaces should be organized to take advantage of the spaces between buildings as opportunities for outdoor activities, as transitions between indoors and outdoors, and as potential points of "focus" for the development.	X			The buildings and open space areas have been designed to take advantage of spaces between buildings. The multi-family development in Planning Area 4, for example, contains a large continuous paseo along with a recreation center in the interior of the site. The multi use trails that loop throughout the Proposed Project are another example of how residents can interface with interior development and surrounding open space areas.
	Buildings and building groups should strive to form compact clusters to economize in the use of land and create larger open spaces on the site.	X			Buildings are reasonably clustered in order to provide large open spaces throughout the Site.

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	The site plan and planting should consider climatic conditions to provide shade from summer sun, natural ventilation and other measures to maximize energy efficiency and human comfort.	X			The proposed design for the Site includes shade trees and wide eaves on the buildings.
A2. PRESERVATION OF SIGNIFICANT TREES: The purpose of this guideline is to create favorable conditions for the preservation and propagation of this unique, irreplaceable plant heritage.					
1. Definitions	<ul style="list-style-type: none"> • “Significant tree” shall mean any tree which is more than 12 inches in diameter as measured four and one-half feet above the root crown; or, any tree with a total diameter of any two trunks of at least 16 inches as measured four and one-half feet above the root crown. • “Oak tree” shall mean any tree of the quercus genus more than 8 inches in diameter as measured four and one-half feet above the root crown; or any such tree with a total diameter of any two trunks of at least 12 inches as measured four and one-half feet above the root crown. 				
2. Guidelines	Site development plans should demonstrate a diligent effort to retain as many native oak and other significant trees as possible. (Refer to the Fallbrook Design Guidelines for details on (a) criteria for removal; (b) where significant trees have been removed; and (c) techniques for the preservation of oaks.	X			The Applicant will take the necessary steps to preserve any native oak and other significant trees, if any exist, on the Site. The existing groves and the trees along the primary and secondary roadways are preserved whenever possible to create the feeling of a harmonious relationship between new development and existing agricultural land. The design of these areas does incorporate a full landscape plan to provide streetscape landscaping and landscaping throughout the Proposed Project. 49.3 acres of groves will also be retained on the surrounding hillsides and near the entrance.
A3. OLD AND NEW DESIGN RELATIONSHIPS					
	All development proposals should show evidence of harmony with the site plan, arrangement of building forms and landscape design of neighboring properties.			X	The design of Meadowood has taken into account the neighboring properties. The design has incorporated the existing

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	While a firm rule for design is not possible, every new proposal should demonstrate that it has considered the contextual influences of neighboring properties and has made a diligent effort to orchestrate careful relationships between old and new.				hiking and horse trails, the existing access driveways, the connection roads through to neighboring properties and to the two adjoining active projects, and keeps much of the existing agriculture.
	Drawings, models and/or other graphic communication techniques presented to the Design Review Board must show neighboring buildings and important features of adjacent sites				
1. Site Planning	The site organization should respect the arrangement of buildings, open spaces and landscape elements of adjacent sites. When possible, buildings and open spaces should be located for mutual advantage of sunlight, circulation and views.			X	There is no developed adjacent site for comparison of landscape, open space and building elements.
	When feasible, new commercial projects should be linked to adjacent projects to encourage internal circulation by pedestrians and automobiles.			X	The Proposed Project does not include commercial development.
	Sidewalks in front of new buildings are encouraged to have a paving material and pattern that is either representative of a predominant pattern already existing in the neighborhood or one that reflects an extension of the building's design character.	X			The sidewalks on the Site will be designed to coordinate with the building designs. Sidewalk designs will also be coordinated with proposed development adjacent to Meadowood.
2. Architectural Design	Efforts to coordinate the actual and apparent height of adjacent structures is encouraged.	X			There are no adjacent buildings with which to coordinate building heights. The building heights are limited to 35 feet.
A4. ARCHITECTURAL CHARACTER: This guideline applies to all development subject to Design Review. (See the Fallbrook Design Guidelines for sketches and examples of architectural design.)					

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1. Building Form	On principal elevations, large or long continuous wall planes should be avoided. As a general rule, building elevations over 50 feet in length should incorporate changes in plane and architectural features that provide visual interest, including strong areas of shade and shadow.	X			The exterior building architecture throughout Meadowood will use a variety of features that will act to break up continuous wall planes. For example horizontal stepping in the building footprint, window trim accents, wall color variations and texture accents will be incorporated into the building architecture. See Meadowood Residential Guidelines, Appendix 2 in the Specific Plan Amendment.
	The visual contrast of light and shadow gives buildings depth and substance. Every building should have some shadow relief. Offsets, projections, roof overhangs and recesses all may be used to produce areas of shade and shadows.	X			In accordance with the Meadowood Residential Guidelines, Appendix 2 of the Meadowood Specific Plan Amendment/General Plan Amendment, the use of angled walls, first and second story offsets, asymmetrical patterns, variable setbacks, pronounced faceting, carving and sculpting techniques would be used to avoid flat silhouettes and create shadows.
	Changes in roof pitch orientation should be accompanied by plan offsets. Similarly, abrupt changes in adjacent heights require plan offsets to soften appearance.	X			In accordance with the Meadowood Residential Guidelines, a variety of roof types would be encouraged; however, abrupt changes in adjacent heights will not occur, as community continuity is established with standard roof and floor heights.
	Buildings over two stories in height are discouraged in Fallbrook. In the event a building over two stories is necessary, the building should provide a vertical setback between the second and third floor to reduce the “apparent” height to two stories.	X			The buildings have been limited to one and two stories with a 35-foot maximum height limit.
2. Multi-Building Projects: Multi-building developments	Facades and roof lines facing streets, parking areas and residential neighbors should be consistent throughout the development in design, color and materials.	X			Façade and roof lines are consistent.

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should strive for a consistency of design among separate structures.	Rear facades, if visible from public streets or neighboring properties, should be finished in a quality, color and material similar to the principal sides of the building(s).	X			In accordance with the Meadowood Residential Guidelines, rear and side elevations for homes visible from public and private streets would receive special attention in terms of architectural elevations, including window detailing and other elements similar to the unit's front elevation.
3. Building Materials	Material changes are more effective if they do not occur in the same plane. Instead they should intersect with an architectural element, such as a chimney, projection or pilaster.	X			Material changes on varying planes will be utilized.
	Architectural elements, signage and other façade elements should be integrated into the design of the façade.	X			In accordance with the Meadowood Residential Guidelines, a minimum of four different design elements would be incorporated into facades.
	The following materials are encouraged: <ul style="list-style-type: none"> • Cement plaster (stucco) over masonry or wood frame; • Exposed timber structural members; • Brick, adobe and native stone; • Concrete and concrete masonry with textured surfaces and integral color; and • Wood siding. 	X			In accordance with the Meadowood Residential Guidelines, primary materials would be wood, stucco, brick and stone and will be consistent with the FPP.
	The following materials are discouraged: <ul style="list-style-type: none"> • Large areas of glass, unless located at pedestrian level for store fronts; • High contrast color glazed masonry; small areas of detail; • Glass curtain walls; and • Synthetic materials made to resemble masonry. 	X			Discouraged materials will not be utilized. See Meadowood Residential Guidelines, Appendix 2 in the Specific Plan Amendment.
4. Roof Forms	Outside the Town Center, gabled, hip and shed roof forms at a moderate to steep pitch are encouraged. Generous overhangs to create strong shadow lines are encouraged.	X			In accordance with the Meadowood Residential Guidelines, a variety of roof types would be encouraged, including hip, gable and pitched roofs.

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	Wide eaves with boards are encouraged to create deep shadows on building walls and to reduce the amount of sunlight striking glass surfaces.	X			Wide eaves will be utilized as much as architecturally possible.
	The following roof materials are encouraged: <ul style="list-style-type: none"> • Clay tile; • Concrete tile; • Composition shingles with a shadow line; and • Fire treated wood shakes and shingles. 	X			In accordance with the Meadowood Residential Guidelines, a variety of roofing materials - consistent with the FPP – is acceptable with a preference for clay and concrete tile roofing. .
	The following roof materials are discouraged: <ul style="list-style-type: none"> • High contrast color, brightly colored glazed tile or highly reflective surfaces; • Corrugated or galvanized sheet metal. 	X			Discouraged roof materials will not be utilized; however, a range of multicolor roof tiles would be provided to ensure that no adjacent units have the same pattern or color.
	Extensive flat roofs should be avoided. If necessary in large commercial and industrial buildings, they should incorporate shed roofs, trellises or loggias to scale down a structure and provide shadow relief.	X			In accordance with the Meadowood Residential Guidelines, flat roofs are generally not recommended for single family residences. In the case they are incorporated, they would not exceed 40 percent of the entire roof area.
5. Entrances, Windows and Doors	Primary building entrances should be emphasized so that their location is apparent and clear. Porches, loggias and canopies are helpful to call attention to an entrance.	X			In accordance with the Meadowood Residential Guidelines, where possible, houses would have a primary entrance visible from the street, with front stoops or trellises to enhance the area and provide a transition from the street..
	Entries and entry doors may be designed as a focal point of the front elevation. Detail treatments at doors and entries can range from the use of tile, color accents, exposed timbers or combinations of architectural features such as pediments, moldings and small roofs which can also provide protection from weather.	X			In accordance with the Meadowood Residential Guidelines, color schemes and textures will be used to break up facades, including colored canopies, balconies, terraces and other architectural details.
	Windows and doors should be deeply recessed to create strong shadow lines.	X			Windows and doors will be recessed wherever possible.

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6. Exterior Spaces	Most buildings can be enhanced by outdoor spaces such as balconies, verandas, patios and loggias. These spaces should be large enough to accommodate outdoor activities and should not simply be decorative elements.	X			These features are incorporated into the design of each residential housing type and style. See Meadowood Residential Guidelines, Appendix 2 in the Specific Plan Amendment.
7. Walls, Fences and Accessory Structures	High solid fences and walls along public streets can have a negative impact on the surrounding neighborhood and should be minimized. When solid walls are used to buffer traffic noise, as is sometimes necessary in residential projects along major streets, the walls should reduce their monotonous tendency by providing a change of plane at a minimum of 50 foot intervals. Fences and walls over 3 feet high which face public streets should provide a fully landscaped buffer at least 5 feet deep on the street facing side of the wall.	X			Several barriers are proposed along public streets, but they will be broken up at least every 50 feet and include landscape buffers on the street facing the side.
	Walls on sloping terrain should be stepped at regular intervals to follow the terrain.	X			Walls will be stepped in order to maintain the maximum height allowed by the County.
	The following wall and fence materials are encouraged: <ul style="list-style-type: none"> • Native stone; • Masonry with cement plaster finish; • Detailed wrought iron; • Wood; and • Brick. 	X			A combination of these encouraged fence materials will be utilized. See typical cross sections shown on the Landscape Concept Drawings, which are part of the “B” Designator Site Plan.
	The following wall and fence materials are discouraged: <ul style="list-style-type: none"> • Chain link or open wire, except when heavily screened by landscape. (See Appendix A for shrub selection.); • Corrugated metal; • Bright colored plastic or plastic coated materials; • Reed materials. 	X			These materials are not proposed for Meadowood.

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	Accessory structures should be designed to be compatible with adjacent buildings. Patio covers, greenhouses, storage spaces and other ancillary structures should be located and designed to respect the views and other special conditions of adjacent properties.	X			Accessory structures will be designed to be compatible with other buildings and be consistent with the FPP.
8. Site Details and Furnishings	The design, selection and placement of all site furnishings such as tables, benches, bollards and trash receptacles should be based on consideration of the overall concept of the site and architectural character of the total project.	X			The overall architectural character will be kept in mind when all the detailed furnishings are selected.
A5. LANDSCAPE CHARACTER					
1. Design Concepts 1	First consideration is the preservation and reinforcement of the qualities of the natural and agricultural environment loved by community members:	X			Plant materials will be selected from the list provided in the Fallbrook Design Guidelines.
	The agriculture practiced in Fallbrook is varied, but citrus and avocado groves predominate. There is an overwhelming presence of trees: dense, fragile, flowering, tall, evergreen, deciduous, orderly, rugged. These guidelines reflect this character by encouraging densely planted trees with these characteristics along community streets and within all development.	X			Existing densely planted trees will be retained and more will be planted along all streets and within the subdivision. A portion (49.3 acres) of the citrus and avocado groves will be conserved. Proposed trees, shrubs, and plantings have been proposed that are compatible to the rural and natural setting of Fallbrook's agricultural heritage. Landscape plans that are consistent with the FPP have been developed for all the planning areas and are included in the Proposed Project's development plans.

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	To complement the trees and enhance rural quality of the community, the guidelines encourage masses of shrubs planted beneath trees. These shrubs will provide flower color, fragrances and important screening considerations. Low shrubs can be used in foreground plantings and higher shrubs behind for screening. Because shrubs are more drought resistant than shallow rooted ground covers, the use of ground covers is generally not recommended for the Fallbrook landscape. Instead, creeping shrubs should be used to act as a “ground cover” and to achieve longer lasting result.	X			Shrubs that are consistent with the FPP will be utilized throughout the development.
	Turf grasses are discouraged for use in Fallbrook’s rural setting except in parks or other active areas.	X			The use of turf grasses will be limited to parks and recreational areas.
1. Design Concept 2	Second consideration is Fallbrook’s water supply. In order to preserve and extend life of environment, plant materials must be selected carefully. (Refer to Appendix A for suggested plant species and their recommended uses.)	X			Drought tolerant plant materials will be utilized that are consistent with the FPP.
2. General Guidelines	Site areas not used for buildings, parking or other designated functions should be planted.	X			All underutilized areas will be planted.
	All landscaped areas should have an underground irrigation system capable of sustaining good plant growth. Automatic systems are encouraged.	X			Automatic and underground irrigation systems will be utilized.
	All planting beds should be mulched with an organic mulch of at least 2 inches in depth.	X			Organic mulch will be utilized.
	When existing trees are to be retained in site plans, they may be counted toward tree planting requirements. New planting requirements may be further adjusted to reflect the size and density of existing trees and shrubs.	X			Existing trees including the groves will be retained whenever possible.
3. Public Right-of-Ways	All public right-of-way areas between a newly developed property and the existing sidewalk or street edge should be fully landscaped. Trees should not be planted in the right-of-way.	X			All public right-of-way areas shall be fully landscaped. An encroachment removal agreement permit will need to be approved for trees proposed within the public right-of-way.

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A6. DESIGN FOR CLIMATE AND ENERGY CONSERVATION					
	Protected courtyards, porches, arcades, loggias, verandas and overhangs are effective means of shading exterior wall surfaces and windows from direct sun exposure.	X			Outdoor and indoor shaded areas have been implemented into the design of the two multi-family planning areas. Large parking lots have been avoided and plantings throughout the Site will provide comfortable living spaces, while reducing energy consumption.
	Deciduous trees used on the south and west sides of a building can provide shade in summer while allowing sun penetration in winter. All trees should be drought tolerant.	X			Shade trees and drought tolerant trees that are consistent with the FPP will be integrated.
	Roof overhangs on south-facing walls offer effective protection of window areas from summer sun while admitting lower winter sun rays.	X			Roof overhangs will be utilized.
	South-facing courtyard may be used to create protected outdoor spaces, giving the site a more favorable microclimate for year-round activities.	X			South-facing courtyards will be utilized wherever possible.
A7. SIGNAGE: Signs in Fallbrook should be designed to communicate in a simple, clear and uncluttered manner. They should be in character with the neighborhood they are in and the buildings and uses they represent.					
1. General Design Criteria	All signs should be a minimum size and height to adequately identify a business and the products or services it sells.	X			The entry signage proposed will be limited to the main entrance to the site and the smaller entry signage to each of the planning areas. There is no commercial or industrial uses included in the Proposed Project, which reduces the need for signage. The proposed signage will comply with signage guidelines as specified in the Fallbrook Design Guidelines.
	All monument signs should be as low to the ground as possible.	X			Proposed monument signs shall meet the Fallbrook Design Guidelines.

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	Signage design should be carefully integrated with the site and building design concepts to create a unified appearance for the total development. Within a development, signage should be consistent in location and design.	X			Proposed signage will be consistent in location and design and will be integrated with the site and building concepts to create a unified appearance.
	Signs should be carefully located for safety so as not to block driveway views of oncoming traffic.	X			Proposed signage will not block visibility.
	Illumination should be projected onto the sign face. The light source should be fully shielded from view.	X			Only shielded lighting will be utilized.
	Color of all signs and sign components should be limited to 3 in addition to black and white.	X			Colors utilized for sign and sign components will be limited to 3 in addition to black and white.
	Typefaces should be chosen for their simplicity and clarity. Signs on older buildings are encouraged to use a typeface with was used in the period when the building was built.	X			Typefaces will be simple and clear.
	To calculate the size of a sign, measure: (1) the area of the box or outline which contains the sign; or (2) in the case of unboxed letters or symbols, the area of the smallest rectangle which would enclose all of the letters or symbols. Only one face of a double-faced sign with parallel opposing faces, and bearing identical copy, shall be used in calculating sign area. Signing and illumination shall be on two opposing faces only.	X			The standards to measure sign size and area will be followed. Signing and illumination will be on two opposing faces only.
	Sign posts and other structural elements should be made of wood or metal with a white, black or natural stain finish. Reflective or bright colored should be avoided.	X			Sign posts shall conform to this criteria.
	No sign, other than a sign installed by a public agency, should be placed in the public right-of-way on sidewalks or streets, except signs which hang over sidewalks in the Town Center. All overhead signs should clear sidewalks w/minimum headroom of 7 ft, and project no more than 4 ft into a public right-of-way.	X			No right-of-way or overhead signs are proposed.
	No sign above the highest portion of the building is allowed.	X			No tall signs are proposed.

Fallbrook Design Guidelines
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
2. Recommended Sign Types	<p>The following sign types are generally recommended by the Guidelines. (See page 28 of Design Guidelines for descriptions.)</p> <ul style="list-style-type: none"> • Awning valance; • Monument; • Hanging; • Kiosk; • Projecting; • Wall; • Window; and • Single pole hanging sign. 	X			Recommended signs will be utilized.
3. Sign Guidelines by Use	<p>a. All Commercial and Industrial Development</p> <ul style="list-style-type: none"> • Letter and symbol height should be limited to a maximum of eight inches. • For frontages up to 100 lineal feet, the total sign area should be limited to one square foot of sign area per linear foot of building frontage, to a maximum of 65 square feet. • For frontages over 100 lineal feet, the total sign should be limited to ¾ square foot sign area per linear foot of building frontage, to a maximum of 90 square feet. • Recommended sign types: awning valance, monument, hanging, kiosk, projecting, wall window, single pole hanging. • Kiosk signs should be limited to eight feet in height and only used on private property and incorporated into the design of a courtyard or other pedestrian space. 			X	The Proposed Project is not a commercial or industrial development.
	<p>b. Town Center Commercial Development</p> <ul style="list-style-type: none"> • Sign types and guidelines which are recommended for the Town Center include all the types and guidelines listed for Commercial and Industrial developments except monument signs. 			X	The Project Site is not located in the Town Center and is not commercial development.

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	c. Multi-Family Residential Development <ul style="list-style-type: none"> There should be no more than one sign per multi-family residential development entry from a public street or road. Sign area should be limited to 10 square feet for projects of less than 25 dwelling units and 25 square feet for projects with 25 or more dwelling units. Sign types which are recommended: wall, hanging, single pole hanging and monument. 	X			Entry signs will be limited in quantity and size as set forth in these design guidelines. Sign type will be chosen from those recommended.
4. Prohibited Signs	The following signs should <u>not</u> be used in Fallbrook: <ul style="list-style-type: none"> Roof and parapet signs; Internally illuminated plastic signs; Back-lit signs which appear to be internally illuminated; Pole signs over 6 feet high Portable or mobile signs; and Signs which cover or interrupt architectural features. 	X			Sign types discouraged in these design guidelines will not be utilized.
A8. SITE LIGHTING: Lighting should be used efficiently to aid safety, security and to compliment architectural character without intrusion into adjacent properties, roadways and the night sky.					
1. General Requirements	All lighting shall, at minimum, follow San Diego County Zoning Ordinance Division 6322.	X			The Applicant will comply with the County's Zoning Ordinance, Division 6322. San Diego County standards shall be adhered to for all street and walk areas.
	Limit the amount and intensity of lighting to that necessary for safety, security and to complement architectural character. Lighting which interferes with the character of the surrounding neighborhood is not acceptable.	X			The overall lighting concept for the community is to be energy-efficient, screen or shield the source wherever possible, and be effective for safety and security. Special landscape lighting shall be limited to key areas and carefully controlled.
	Lighting which is visible from adjacent properties or roads must be indirect or incorporate full shield cut-offs.	X			Lighting will be indirect or shielded if visible from adjacent properties.
	Service area lighting should be designed to avoid spill over into adjacent areas.			X	The Proposed Project does not include any designated service areas.

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	Special consideration must be given to light pollution which could have negative impact on the Palomar Observatory.	X			The Applicant will comply with the County's Light Pollution Code so as not to negatively impact astronomical research.
2. Parking Area Lighting	For commercial parking areas overhead lighting should be mounted at a maximum height of 20 feet above the paved surface.			X	The Proposed Project is not a commercial development.
	For residential parking areas, overhead lighting should not be mounted at a height in excess of 15 feet. The placement of lighting in residential parking areas should avoid interference with bedroom windows.	X			Lighting over residential parking will not be mounted higher than 15 feet and will avoid bedroom windows.
3. Walkway, Garden and Pedestrian Area Lighting	Overhead fixtures used for pedestrian areas should be limited to heights between 8 and 12 feet.	X			Light illuminating pedestrian areas will be limited between 8 and 12 feet.
	Overhead lighting of walkways should be located so that light patterns overlap at a height of 7 feet to assure full illumination of a person's body.	X			Overhead lighting will be designed so as to assure full illumination of a person's body. The signage for entries shall be well lit in order to assist visitors, but the fixtures will be shielded horizontally.
	Along walkways, low-level lighting in the form of bollards or fixtures mounted on short posts is encouraged. When this type of lighting is used, fixtures should be placed to minimize glare. Shatter proof coverings are recommended. Posts should be located to avoid hazards for pedestrians or vehicles.	X			Low-level lighting will be utilized to meet these design guidelines.
A9. BUILDING EQUIPMENT AND SERVICES					
	Where alleys exist, locate all service areas, delivery entrances, loading docks and refuse facilities off of the alley.			X	There are no service areas, delivery entrances or loading docks on the Site.
	In larger commercial developments, service and loading areas should be separated from main circulation and parking areas.			X	The Proposed Project is not a commercial development.
	Trash containers and outdoor storage areas should be screened from view from public streets, pedestrian areas and neighboring properties.	X			The multi family garages were sized to accommodate trash and recycling space.
	Locate utility meters in service areas or in screened areas.	X			Utility meters will be screened.

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	Exterior surface mounted utility conduit and boxes should be kept to a minimum. Where they do exist, they should be designed, painted or screened to blend in with the design of the building to which they are attached.	X			Exterior utility, conduit and boxes will be screened.
	Mechanical equipment, solar collectors, satellite dishes, communication devices and other equipment should be concealed from view of public streets, adjacent properties and pedestrian oriented areas.	X			Mechanical equipment and all electronic and communication equipment will be out of or shielded from the public and pedestrian views.
	Roof mounted equipment should be screened from view from adjacent roads, properties and pedestrian areas.	X			All roof mounted equipment will be screened from public and pedestrian views.
	Where solar panels are attached to buildings, they should be integrated into the architectural design of the building. Solar panels which are not attached to buildings should be integrated into the landscape design by using berms, natural slopes or similar devices.			X	Solar panels are not currently proposed for the development.
	Screening devices (roof top and ground level) should consider the following elements: <ul style="list-style-type: none"> • Architectural screens should be an extension of the development's architectural character. • Screen walls should be constructed of low maintenance and durable materials which are consistent with the main building's materials. • Landscaping should be used in conjunction with building materials to complement ground level screening devices. 	X			Screening will include both roof top and ground level methods.
A10. PRESERVATION OF HISTORIC BUILDINGS					
New development should recognize, respect, preserve and be compatible with existing significant built elements of Fallbrook's history. (See Fallbrook Design Guidelines for details regarding building preservation.)		X			There are six buildings (those more than 50 years old) within the Project Site; however, none of these structures is sufficiently significant to preserve or to match to the new development.

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B. GUIDELINES BY DEVELOPMENT TYPE AND AREA (See the Fallbrook Design Guidelines for sketches and examples of designs.)						
B1. COMMERCIAL DEVELOPMENT IN THE TOWN CENTER. ²					X	The Project Site is not located in the Town Center and is not commercial development.
B2. COMMERCIAL DEVELOPMENT OUTSIDE THE TOWN CENTER ²					X	The Project Site is not a commercial development.
B3. MULTI-FAMILY RESIDENTIAL DEVELOPMENT						
1. Site Planning	Provide a minimum 20 foot planted front yard setback along all front and side street property lines. The setback area should be fully landscaped, interrupted only by driveways, sidewalks or pedestrian areas. Parking is strongly discouraged in this area.	X				At least 20 feet of planted front yard setback is proposed along the front and side street property lines of the multi-family development. This setback will be fully landscaped and void of parking.
	Right of way areas should be planted in a similar way as the front yard setback area, though the use of trees should be avoided.	X				Right-of-way areas are planted and landscaped similar to front yard setback areas. Trees are not being planted within the line of sight.
2. Street Frontage	On all streets except major arterials, multi-family residential developments should emphasize a neighborly approach to street frontages.	X				A neighborly approach to the street frontages has been incorporated.
	Organize as many dwelling unit entries as possible to the front of the street. The use of front porches or entry patios and terraces is highly encouraged.	X				Most dwelling entries in the multi-family developments are located toward interior private streets. Front porches and entry patios are incorporated into the design.
	Locate the first floor of living spaces at the ground floor level or not more than one-half story above ground level.	X				The first floor or living space is at the ground level.

² Goals, objectives and standards for this category are omitted from this matrix due to inapplicability.

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3. Group Useable Open Space	Provide all multi-family projects with at least 200 square feet of Group Useable Open Space per dwelling unit.	X			The Proposed Project provides group usable open space in the multi-family developments that meet the 200 square feet per dwelling unit ratio. This includes a recreation center, children's play areas, several pockets of open space areas for group gatherings and generous paseos that link to individual dwelling units and community multi purpose trails.
	<p>The San Diego County Development Regulations governing Group Useable Open Space should apply, with the following additional recommendations:</p> <ul style="list-style-type: none"> • Surfacing: concrete and asphalt are not recommended. • Location: a portion of the space should be located adjacent to the front yard set back, and no percentage of the required open space should be placed on the roof of a building. • Plantings should be provided to allow for shade, spatial definition and aesthetic considerations. • Provide at least one designated children's play area of 400 square feet for the first 25 dwelling units. Add 100 square feet for each additional 25 dwelling units. One large play area is preferred to several smaller ones. This Guideline should be waived for senior citizen residential projects. 	X			The surface of the paseos is primarily made up of landscape, including groundcovers, grass, shrubs and trees. The walkways will be designed to minimize the use of concrete and will include porous materials that are compatible with the landscape setting and architecture. The planting design will provide for shade and passive use areas. The multi-family developments provide adequate children's play areas that exceed the area guidelines per dwelling unit.
4. Private Useable Open Space	All multi-family projects should provide at least 100 square feet of Private Useable Open Space per dwelling unit.	X			Every unit has at least 100 square feet of private useable open space within the multi-family areas.

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	<p>The County Development Regulation governing Private Useable Open Space should apply, with the following additional recommendations:</p> <ul style="list-style-type: none"> • Private open spaces on the ground should be a minimum of 8 feet in each dimension and should be screened from public view by planting, a wall, privacy fence or other acceptable method. • Decks used for upper floor private open space should have a minimum dimension of 6 feet. • To provide open space on sloped sites, consider site terracing to achieve level spaces. • Open important living spaces such as living, kitchen and family rooms directly to open spaces. • Locate private outdoor spaces to receive good sun penetration in winter months. Consider the use of deciduous trees to provide summer shade. 	X			Each of the multi-family dwelling units will include private useable areas that follow the County Development Regulations. These private use areas may include ground floor porches or patios and second floor balconies.
5. Parking and Driveway Access	<p>a. General Guidelines</p> <ul style="list-style-type: none"> • Residential parking lots should not be located between buildings and streets. Place parking lots the rear, side or at internal locations on the property. • Garage doors of multi-family buildings should not face a public street, except when buildings are located on corner lots. In this case garage doors should open toward the side street only. • Buildings which contain a common enclosed parking garage may orient one garage door opening toward the street. • Carports and garages should be compatible with the architecture of the principal buildings. • Views to parking area should be screened from public streets, adjacent properties and Group Useable Open Spaces. 	X			The multi-family developments do not propose any exterior parking lots between buildings and public streets. Parking will be in the interior of the property. Garage doors exclusively face private streets or courtyards. No common enclosed parking garages are proposed. Garages are compatible with the architecture of principal buildings.

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	b. Parking Courts <ul style="list-style-type: none"> • Surface parking lots, including carports, are encouraged to be designed as Parking Courts. A Parking Court is a double loaded driveway without through circulation. Its depth may be controlled primarily by fire department access regulations, but should not be over 10 parking spaces deep. • Parking Courts should be set back from street property lines by a planted front yard at least 20 feet deep. 	X			The proposed parking arrangement on Planning Area 4 is consistent with the parking court approach. Several of the interior private drives that access the garages include discrete parking bays that provide the opportunity for landscape screening.
	c. Parking Drives <ul style="list-style-type: none"> • Parking drives are used for internal vehicular access to garages, carports or open parking areas. They incorporate substantial areas for parking, normally perpendicular parking, along significant portions of their length, whether in garages, carports or open parking. • Long lines of parked cars or blank garage doors, unrelieved by planting areas or other types of screening, is undesirable. • Parking arranged in discrete bays to give a street-like character is encouraged. Each 10 spaces of continuous perpendicular or angled parking should be separated from others by a planted pocket not less than one parking space wide. Architectural elements such as trellises, porches or open stairways may encroach within these planted areas. Multiple garages that front parking areas or internal drives should have landscaped pockets between adjacent double garage doors. • Planted “pockets” within parking areas should have at least one tree per “pocket.” • In multi-family projects of over 50 dwelling units, the location of parking drives around the periphery of the project will tend to isolate a project from its surroundings. The extent of perimeter parking drives should be minimized in these large developments. 	X			Guest parking throughout the multi-family developments is placed in small clusters of parking bays that are not visible from the public streets surrounding the Proposed Project. They are distributed throughout the site along the private drives with room for landscape enhancement. While the Zoning Ordinance for multi-family development permits only one-half of required guest parking to be curbside, to further minimize the impact on existing character by avoiding large parking bays, per this SPA/GPAR, guest parking in Planning Area 1 will be entirely curbside. The garages have pockets of landscape to help provide a break between the double garage doors.

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	d. Covered Parking <ul style="list-style-type: none"> Covered parking areas, by means of garages, carports and trellised canopies, are strongly encouraged. For sloping sites, tuck under parking is often an economical solution that economizes in the use of the land. 	X			All resident parking is within garages,
6. Planting Guidelines	a. Street Trees <ul style="list-style-type: none"> New public streets and private roads in residential developments should have street trees planted at regular intervals throughout the development. Trees should be planted on private property as close to the street or road as possible. The tree selected should reflect Fallbrook's existing landscape. See Appendix A for plant selection guide. 	X			Street trees will be placed at regular intervals and will take into consideration Fallbrook's recommended plant selection guide.
	b. Planted Front Yard <ul style="list-style-type: none"> Parking lots should be set back from public streets by a planted front yard of at least 20 feet in depth measured from the street facing property line. Planting Guideline for the planted front yard: <u>Trees:</u> provide at least one tree per 300 square feet of yard area. Trees should be 15 gallon size, minimum. <u>Parking Lots:</u> shrubs and/or low walls should provide a visual screen of a minimum of 30 inches in height after 2 years growth. When walls are used, a minimum 5 foot wide planted buffer should be provided between the property line and the wall. 	X			All residential parking will be located on the interior of the development, either within the garages or small parking bays with opportunities for landscaping. .

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	<p>c. Interior Property Line Planting</p> <ul style="list-style-type: none"> • Provide a minimum 5 foot deep fully landscaped setback at all parking lot edges along the interior and rear property lines. • Guideline for interior property line planting: <u>Trees</u>: provide at least one tree per 300 square feet of total area of the required side or rear yard. Trees should be 15 gallon size minimum. <u>Shrubs</u>: shrubs should provide a visual screen of a minimum of 30 inches in height after 2 years growth. For shrubs in mass plantings, use “on center” dimensioning to space shrubs so that branches intertwine after two year’s average growth. • Guideline for parking lot edges along interior property lines: <u>Trees</u>: Provide at least one tree per 300 square feet of total yard area. Trees should be 15 gallon size, minimum. <u>Shrubs</u>: Shrubs should provide a visual screen of a minimum of 30 inches in height after two years growth. For shrubs in massed plantings, use “on center” dimensioning to space shrubs so that branches intertwine after two year’s average growth. 	X			The Proposed Project will provide at least 5 feet of fully landscaped setback at all interior parking lot edges. Guidelines for property line planting will be followed.

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	d. Internal Parking Lot Planting <ul style="list-style-type: none"> For all parking lots greater than 6000 square feet, in addition to other guidelines, an internal area equivalent to a minimum of 5 percent of the total parking area should be planted with a combination of trees and shrubs. Tree spacing should be such that every designated parking space is within 30 feet of the trunk of a tree. Turf area are discouraged. The parking lot perimeter should terminate a minimum of 5 feet from the face of a building. This area should be planted with a combination of trees and shrubs, unless used as a pedestrian walkway. Space may be decreased to a minimum of 2 feet of planted area between the parking lot and the building, if location is not visible from public street. 	X			The regulations regarding internal parking lot plantings will be satisfied.
7. Mobile Home Parks	Although a specific architectural character is not required for mobile homes the following general principals should be followed: <ul style="list-style-type: none"> Exterior walls should have a wood appearance Earth tones and warm, light colors are encouraged Bright colored and highly reflective roof surfaces are discouraged. These guidelines apply to carports and other outbuildings as well. 			X	The Proposed Project does not include mobile home parks.
B4. INDUSTRIAL DEVELOPMENT ²				X	The Proposed Project is not an industrial development.
C. GUIDELINES FOR AREAS W/ SPECIAL ENVIRONMENTAL CONSIDERATIONS (See the Fallbrook Design Guidelines for sketches and examples of designs.)					

² Goals, objectives and standards for this category are omitted from this matrix due to inapplicability.

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C1. SCENIC ROADS: This Guideline pertains to the following scenic roads: Mission Road, Reche Road, Old Hwy. 395, Pala Road, Los Alisos Road, Fallbrook Street, Stage Coach Road, Gird Road, Live Oak Road, Pepper Tree Lane, Green Canyon Road, Wilt Road, Olive Hill Road, Sleeping Indian Road and De Luz Road.					
1. Site Planning	On scenic roads, building setbacks in excess of minimum requirements are encouraged.	X			Meadowood is proposed adjacent to Pala Road; however, I-15 (an 8-lane freeway) lies between Old 395 and Meadowood. The proposed housing units in Planning Area 1 are approximately 200 feet from the right-of-way edge of SR-76 (Pala Road).
	Low walls of native stone, wooden rail fences, boulders and native rocks are encouraged.	X			Native stone, rail fence, boulders and native rocks will be utilized.
	Retain existing land forms, stream beds, mature trees and important rock outcroppings. When possible, driveway and underground utilities should be located to avoid destruction of important natural features.	X			Driveways and utilities will be located to avoid natural features.
	Planting Guidelines: <ul style="list-style-type: none"> Trees: where orchards predominate, orderly alignment of trees along the road edge is encouraged. Where rugged, native growth predominates, irregular alignment of trees along the road is encouraged. The goal is to reinforce the existing character of the road edge. Shrubs: shrubs exist in wild profusion beneath native trees along the scenic roads. Where native trees exist and new trees are going to be planted in irregular alignments, informal plantings of blooming shrubs as understory plants are encouraged. Where orchards predominate and new tree plantings are going to be orderly aligned, shrubs may be low and more subdued in flower color to duplicate orchard condition. 	X			An orderly alignment of grove trees relating to adjacent agricultural groves is proposed along SR-76. An irregular alignment of riparian trees is proposed on slopes behind the grove trees to relate to adjacent native riparian plantings. This planting is proposed between the right-of-way edge of SR-76 and the Planning Area 1 housing units. Limited views of the Proposed Project from SR-76 will be available due to this planting.

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2. Gird Road, Live Oak Road, Pepper Tree Lane	These three roads are unique in that they have dominant tree species existing along the road edge. To maintain this consistency, plantings of Live Oaks (<i>Quercus agrifolia</i>) along the road edge are encouraged on Live Oak Road and Gird Road. Plantings of California Peppers (<i>Schinus molle</i>) are encouraged along the road edge on Pepper Tree Lane.			X	Meadowood is not situated near Gird Road, Live Oak Road or Pepper Tree Lane.
C2. HILLSIDE DEVELOPMENT: This Guideline applies to all development subject to Design Review on hillside sites of 25% or more gradient.					
1. Siting of Buildings	a. Reduction of the Visual Bulk of Structures <ul style="list-style-type: none"> • Cut buildings into the hillside to reduce their visual bulk. Site buildings with different floor elevations to achieve height variation. Decks should be located low to the ground or on the roofs of lower levels of the building. • Avoid large or long wall planes. Building masses should be broken into smaller-scale elements and elevations articulated to produce shadows through setbacks, overhangs, decks, recessed openings and projected windows. • Roof lines should avoid extended horizontal lines and flat roofs. Pitched, gables and hipped roofs are more appropriate for hillside sites. • Building forms should follow hillside slope to increase the integration of building and site. This is particularly important to roof forms. • Avoid massive roof overhangs and cantilevers on downhill faces of buildings. • Avoid long and high retaining walls. When retaining walls are used, break them into smaller elements with planted terraces. 	X			Visual bulk of structures will be reduced by designing lot layouts to follow the slope of the land. Different floor elevations are used to achieve height variation. Roof lines and building forms will be varied to achieve compatibility.

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	b. Materials and Color <ul style="list-style-type: none"> • All hillside dwellings should use materials and painted colors that approximate the range of colors in the natural landscape. Highly-saturated colors, highly-contrasting color combinations and reflective surfaces should be avoided. The use of earth toned paints, wood stained with medium earth tones, native stone and earth tone colors or brick or textured block are encouraged. • Earth tone tile or composition shingles are preferred roofing materials for hillside sites. If synthetic materials or built up roofs with gravel are used, they should be of medium earth tones. White gravel and highly-reflective roof surfaces are strongly discouraged. • Glass, skylights and reflective materials such as aluminum and plastics must be used carefully to minimize their reflective properties. Dark anodized aluminum is encouraged when windows or other aluminum products are used. Large areas of glass should be protected by overhangs. Highly-reflective mirrored glass is strongly discouraged. 	X			Earth tone colors and non-reflective materials will be utilized. See Meadowood Residential Guidelines, Appendix 2, of the Specific Plan Amendment.

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<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
2. Grading and Drainage	a. Slope Ratios <ul style="list-style-type: none"> In order to create slopes which closely reflect the surrounding natural hills and to avoid the linearity of consistent slopes, graded hillsides should have variation in their slope ratios. Grading should minimize the “engineered” look of manufactured slopes. Avoid sharp cuts and fills—smooth, flowing contours of varied gradients from 2:1 to 5:1 are preferred. Slope banks can be softened by contoured grading of fill at the top and toe of the slope. Residential lots cut into existing slopes of 25 percent or greater and a minimum elevation differential of 50 feet, or greater, should strive to have at least one-half of the lot remain at the gradient of the original slope. 	X			Contoured grading is proposed to ensure rounded slopes that reflect the natural topography. As shown on Figure 5-2, transition slopes along the perimeter of the project do not encroach more than 10% into existing slopes of 25% or greater gradient with a minimum elevation differential of 50 feet or greater. Single family pads are located in areas less than 25% gradient.
	b. Building Pads and Retaining Walls <ul style="list-style-type: none"> Hillside site design should avoid large building pads, large level open spaces and should minimize the height of retaining walls. New building site should be graded so that they appear to emerge from the slope. Retaining walls faced with local stone or of earth-colored and textured concrete are encouraged. 	X			Large building pads and large level open spaces have been avoided. Use and height of retaining walls will be kept to a minimum. Wall materials will be earth toned colors, with textures that are compatible with the surrounding character of the community. Accent areas, such as monument walls and entry walls will use local stone, where feasible.

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(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	c. Drainage <ul style="list-style-type: none"> The community's natural landforms are an important part of its environment that should be respected in new development. Hillside grading should be minimized and designed to appear as close as possible to the surrounding land contours. Place drainage devices (terrace drains, benches and intervening terraces) as inconspicuously as possible on graded slopes. Natural swales leading downhill are good locations for downdrains. The side of a drain may be bermed to better conceal it. Concrete drains should be color-tinted to blend with natural soil color. Planting around drains is recommended to improve concealment. 	X			Contoured grading is proposed to match the existing natural hillsides. Drainage devices are placed in inconspicuous areas on graded slopes. Planting around drains is proposed.
3. Streets & Walkways	Street layout should follow existing natural contours so as to carefully integrate the street with the hillside.	X			Streets will follow existing natural contours as much as possible.
4. Planting Design	a. Plant Selection <ul style="list-style-type: none"> Plant materials should be selected for their effectiveness of erosion control, fire resistance and drought tolerance. Hillside plant selection should consider neighbors' views and observe the following principles: where views have been established, follow downhill alignment of taller trees. Use less dense, open trees that provide shade but do not block views. 	X			Plants will be carefully selected to consider erosion, fire resistance and drought. Trees will be planted so as not to obstruct views.

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<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	b. Planting Techniques <ul style="list-style-type: none"> Use irregular plant spacing to achieve a natural appearance on uniformly graded slopes. Plant trees along contour lines in undulating groups to create grove effects which blur the distinctive line of the graded slope. Shrubs of varying height may be planted between tree stands. Ground covers of native and introduced species are appropriate for slope erosion control. When possible, locate trees in swale areas to more closely reflect natural conditions and gather natural surface runoff for plant irrigation. 	X			Irregular plant spacing and plants with varying heights will be utilized on the graded slopes.
	c. Transitional Slope Plantings <ul style="list-style-type: none"> Transitional slopes exist between the more ornamental plantings of newly planted areas and the native vegetation of undisturbed areas. The goal is to blend these two diverse areas together. (See page 64 of Fallbrook Design Guidelines for planting principles.) 	X			Transitional slopes will be planted to blend.
	d. Internal Slope Plantings <ul style="list-style-type: none"> Internal slopes exist within the newly developed project. They do not blend into native areas, as do transitional slopes, and, therefore, may be planted with a different type of plant palette. (See page 64 of Fallbrook Design Guidelines for planting principles.) 	X			Plant materials will be selected from the list in the Fallbrook Design Guidelines and will be consistent with the FPP.

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<p>C3. DEVELOPMENT IN FLOODPLAINS: This Guideline applies to all development subject to Design Review on hillside sites of 25% or more gradient.</p>				X	<p>A portion of Planning Area 1 is located within the fringe of the existing 100-year Horse Ranch Creek and San Luis Rey River floodplains. The southern portion of PA 1 is adjacent to San Luis Rey River and the western portion of PA 1 is adjacent to Horse Ranch Creek. Due to the re-alignment of SR-76, a Conditional Letter of Map Revision (CLOMR) was submitted to the County and the Federal Emergency Management Agency (FEMA). The CLOMR was approved and issued on November 22, 2005 (Case Number 05-09-1045R). Based on the proposed SR-76 realignment and the associated hydraulic analysis the CLOMR proposes that the northern limit of the San Luis Rey floodplain will be revised to be relocated immediately south of the new SR-76 alignment. Thus, it will no longer impact the southern portion of PA 1 or the proposed alignment of SR-76. The Horse Ranch Creek floodplain is currently not defined by FEMA, however 100-year existing and proposed floodplain analysis have been performed for the portion of Horse Ranch Creek adjacent to the Proposed Project. Based on the hydraulic analysis it has been determined that PA 1 impacts the eastern fringe of the 100-year floodplain. To mitigate for the Proposed Project's impact to the floodplain and not adversely impact adjacent and upstream property owners, the proposed grades associated with PA 1 are significantly above the 100-year water surface elevations.</p>

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Part 1 and Part 4 of the Fallbrook Design Guidelines are The Design Review Process and Design Review Application Requirements, respectively. Please review for detailed instruction regarding the Design Review process. Appendix A of the Fallbrook Design Guidelines is the Plant Selection Guide, referenced in Part 3: The Design Guidelines.

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<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
I-15 CORRIDOR SUBREGIONAL PLAN¹					
Scenic Preservation Goal: Preserve, to the extent possible, the scenic attributes of the I-15 Corridor.	Policy 1: Establish Scenic Preservation Guidelines for all development activity within the I-15 Corridor (Staff, Board of Supervisors—Appendix A).	X			The County has established scenic preservation guidelines for all development activity within the I-15 Corridor. The Proposed Project will meet these design guidelines.
	Policy 2: Apply a “B” Special Area Designator to the zones of all properties within the Corridor, which will require the preparation of a site plan for any development permit, in accordance with the Scenic Preservation Guidelines.	X			The Applicant will submit a “B” Designator Site Plan as part of its project submittal to the County and will adhere to the Scenic Preservation Guidelines for the I-15 Corridor.
	Policy 3: Establish a Design Review Board with representatives from the affected communities and with appropriate professional expertise, to review all required site plans in accordance with the Scenic Preservation Guidelines, to coordinate with the respective community planning groups and to advise County Staff.			X	This policy requires action by the County and does not imply action by the Applicant. The Applicant is coordinating with the Design Review Board on site design and visual screening.
	Policy 4: Prepare more detailed design guidelines for specific plan areas and other areas warranting such treatment along the I-15 Corridor.	X			The County has prepared Fallbrook Design Guidelines for the Fallbrook developable area and the Proposed Project will meet these design guidelines.
	Policy 5: Review periodically the Scenic Preservation Guidelines and the organization and function of the Design Review Board and modify as needed.			X	This policy requires action by the County and does not imply action by the Applicant.

¹ The I-15 Corridor Plan is intended to promote orderly development, protect environmental and manmade resources and implement the County’s objectives for growth management and the structure of government for the subregion. The I-15 Corridor extends approximately 20 miles from the Escondido city limits to the Riverside County line. It contains the 1.2 acre to 2 mile “viewshed” area on either side of the freeway, which is what generally can be seen while driving along the corridor. It encompasses some 12,600 acres and passes through five different plan areas. This I-15 Corridor plan does not replace the aforementioned plans for the areas located within the Corridor, but is instead implemented through amendments to these area plans, as appropriate. The text of this Plan provides planning goals and related policies for implementing the Plan through a variety of regulatory measures.

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<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Land Use Goal: Provide a land use pattern sensitive to the opportunities and constraints of the I-15 Corridor.	Policy 1: Adopt the regional categories and plan designations contained in the County General Plan to implement this Corridor Plan.			X	The County has not yet implemented regional categories and plan designations for the I-15 Corridor area.
	Policy 2: Plan the Corridor from a regional perspective, but concurrently solicit and incorporate, to the extent possible, recommendations from the affected planning groups.	X			These policies require action by the County and do not imply action by the Applicant. The County has accomplished some of these policies and has not others. The Proposed Project will not impede the County's accomplishment of these policies.
	Policy 3: Concentrate development where it can be best accommodated, e.g., the more level portions of the plan area, thereby diffusing development pressures from the majority of the Corridor.				
	Policy 4: Phase development according to available public services and facilities.				
	Policy 5: Prepare an overall Master Specific Plan for the Highway 76—I-15 Interchange area in accordance with the conditions contained in Appendix B.	X			The County has endorsed a Master Specific Plan (MSP) for the I-15/SR76 area. A portion (92 acres) of the Project Site is included within this MSP. The Project Site will be deleted from the Master Specific Plan as a part of the Meadowood Specific Plan Amendment.
Public Services and Facilities Goal: Provide adequate and equitably financed public services and facilities.	Policy 1: Coordinate development proposals with agencies responsible for providing public services and facilities.	X			These policies require action by the County and do not imply action by the Applicant. The County has accomplished some of these policies and has not others. The Proposed Project will not impede the County's accomplishment of these policies.
	Policy 2: Require annexations and construction of facilities as stipulated by the provider agencies prior to any development.				
	Policy 3: Phase and size public services and facilities in a manner conducive to the restrictive land use pattern recommended in this plan, e.g., adequate to serve the areas designated for more intensive development, but limited so as not to encourage or support development where it is not intended.				
	Policy 4: Prepare public facilities plan for Highway 76/I-15 Interchange Specific Plan Area, prior to any development in that area, to include needed services and facilities, provider agencies, current and proposed capacities, required annexations and financing methods.				

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<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Circulation Goals: Provide a circulation network capable of handling corridor and subregional traffic, including public and non-motorized modes of travel.	Policy 1: Participate in location and financing studies leading to the construction of State Route 76 as a freeway.	X			These policies require action by the County and do not imply action by the Applicant. The County has accomplished some of these policies and has not others. The Proposed Project will not impede the County's accomplishment of these policies.
	Policy 2: Conduct additional traffic analysis before any development within the Highway 76/I-15 Interchange Specific Plan Area.				
	Policy 3: Amend Circulation Element and condition development applications as appropriate, following required traffic studies.				
	Policy 4: Provide bicycle and pedestrian network.	X			An extensive trails and walkway system is included within the Proposed Project, providing access to bicycles, horses and pedestrians.
	Policy 5: Promote expansion of mass transit system.	X			A transit service area with bus turn-outs is proposed along Horse Ranch Creek Road.
	Policy 6: Develop incentive program for use of car pools and mass transit system, especially to employment centers, such as proposed as the Highway 76/I-15 Interchange Area.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 7: Design local roads with emphasis on scenic beauty by following natural contours and avoiding inappropriate grading to the extent possible.	X			The roads within the Project Site are designed and curved to follow the natural contours. Local roads are landscaped and surrounded by aesthetic architecture.
Conservation Goal: Protect the environmental resources along the I-15 corridor including, but not limited to, those contained within "Resource Conservation Areas."	Policy 1: Keep the watercourse of the San Luis Rey River natural and place as much as possible of the floodplain in open space easements.			X	The only area of the Proposed Project within the floodplain is the southernmost area south of the existing SR-76. Per the CLOMR approved and issued on November 22, 2005 (Case Number 05-09-1045R), the realignment of SR76 further south is proposed to result in the relocation of the floodplain boundary south to correspond with the realigned SR-76 southerly ROW line, thereby removing the Project Site from the mapped floodplain.

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	Policy 2: Require river plan of all development proposals within or adjacent to the San Luis Rey River floodplain, addressing the preservation of natural resources and measures to protect against potential hazards.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 3: Request comments on development proposals from other affected planning groups along the I-15 Corridor. (Developers, staff)	X			The Applicant is completing and will submit a comprehensive EIR for the Proposed Project. The EIR will be circulated for public review and comment.
	Policy 4: Coordinate all planning and development proposals with CALTRANS, adjacent cities, and appropriate private interests, such as adjacent property owners (Developers, staff, Board of Supervisors).	X			The Applicant has coordinated its development plan with Caltrans, County staff and adjacent property owners.
Coordination Goal: Coordinate planning and development proposals with adjacent jurisdictions, planning groups and private interests.	Policy 1: Consult with the appropriate planning group before submitting any development proposals.	X			The Applicant has and intends to continue to coordinate with adjacent property owners, local agencies and public service and facilities districts, the County and local community organizations in the planning and development of the Proposed Project and necessary public services and facilities.
	Policy 2: Request recommendation from affected planning group before finalizing recommendation on any development proposal.				
	Policy 3: Request comments on development proposals from other affected planning groups along the I-15 corridor.				
	Policy 4: Coordinate all planning and development proposals with Caltrans, adjacent cities and appropriate private interests, such as adjacent property owners.				
Implementation Goal: Implement the development and conservation concepts contained in the I-15 Corridor Plan as appropriate.	Policy 1: Amend the maps and text of the North County Metropolitan Subregional Plan, and the Bonsall, Valley Center, Fallbrook and Rainbow Community Plans to incorporate the plan concepts contained in the I-15 Corridor Plan and any subsequent changes that may occur.	X			These policies require action by the County and do not imply action by the Applicant. The County has accomplished some of these policies and has not others. The Proposed Project will not impede the County's accomplishment of these policies.
	Policy 2: Adopt the Scenic Preservation Guidelines (Appendix A) and add them as an amendment to the texts of the aforementioned subregional and community plans.				

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<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
I-15 CORRIDOR SCENIC PRESERVATION GUIDELINES ² (APPENDIX A)					
The purpose of these guidelines is to: 1. Protect and enhance scenic resources within the I-15 Corridor planning area while accommodating coordinated development which harmonizes with the natural environment; 2. Establish standards to regulate the visual quality and the environmental integrity of the entire corridor; and 3. Encourage scenic preservation and development practices compatible with the goals and policies of the five community and sub-regional planning areas encompassed by the I-15 Corridor area, where appropriate.					
SITE DESIGN					

² The Scenic Preservation Guidelines apply to the unincorporated portion of the I-15 Corridor extending from the northern Escondido city limits to the Riverside County line. Property affected is more specifically identified by a “B” Design Review Area Special Designator applied to their zones. The “B” designator requires the preparation of a site plan for any type of development permit, including building permits for single-family dwellings, in accordance with these guidelines and as further described in Section 5750 through 5799 of the County Zoning Ordinance. These guidelines do not apply to alterations to the interior of structures which are not visible from the outside nor to minor alternations, reconstruction for the purpose of maintenance and construction or expansion of accessory structures. A Design Review Board shall be established to review required site plans for conformance to these scenic preservation guidelines and to advise County staff accordingly.

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A. Site Planning Standards	1. Individual projects shall reinforce the character of the sites, the attributes of adjacent projects and preserve the view sheds, natural topographic features and natural watercourses.	X			The design of the Proposed Project demonstrates sensitivity to both the natural setting and to the neighborhood context to ensure that the Proposed Project reinforces the character of the Site, the attributes of the adjacent properties and preserves the view sheds, natural topographic features and natural watercourses. Existing trees along the primary and secondary roadways will be preserved whenever possible and 49.3 acres of the Site will remain in groves. Pursuant to the Conceptual Landscape Plan, extensive landscaping of foreground slopes and streetscapes will buffer the Project Site from view and would be integrated into the existing visual environment to the greatest extent possible. With the exception of the water tank site, no hilltop development is proposed and encroachment into steep slopes will be minimized. The large wetlands immediately adjacent to the Project Site will be preserved.
	2. Individual projects shall relate on-site open space and pedestrian areas with those of other projects, both visually and in terms of providing for continuous paths of travel.	X			The Proposed Project includes a trail system to link a southerly plan trail and a northerly existing trail. The trail will run north and south along the Project Site's ridgeline and along an existing easement road with an uninterrupted westerly view. The proposed trail system has been planned and coordinated with adjacent developments. Additionally, the proposed natural open space area is adjacent to the open space area proposed in the Campus Park development.

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	3. Building setbacks shall be coordinated between adjacent lots so as to capitalize on usable site area between buildings.	X			Proposed Project setbacks have been planned to utilize the usable site area in between buildings. The Proposed Project's site plans include a standard 5-foot side yard setback for single family residential lots and 10-foot setbacks from property lines for multi-family residential lots. Pocket parks, agricultural open space and trails will be utilized as useable common areas.
	4. Building orientation shall take maximum advantage of existing views and create view corridors.	X			The orientation of the units will take maximum advantage of existing views and create view corridors. The primary views are to the west and majority of homes are positioned to appreciate the primary view.
	5. Ridgeline projects can be highly sensitive and are generally discouraged: a. Ridgeline projects shall maintain a low profile appearance and the natural physical character of the ridgeline shall be substantially maintained; b. Ridgeline projects shall be limited to one story; c. Ridgelines that have been graded or disturbed shall be supplemented with a sufficient amount of trees, shrubs and ground cover to minimize visual impacts resulting from such disturbances.			X	No ridgeline development is proposed, with the exception of water tanks, and hillside development has been minimized with less than 10 percent encroachment into the steep sloped areas of the Project Site.
	6. A combination of earth berm and/or wall techniques shall be provided to buffer noise.	X			The Proposed Project includes a combination of barrier materials for sound attenuation. Specifically, acceptable barrier materials include, but are not limited to, masonry block, wood frame with stucco, 0.5-inch Plexiglas or 0.25-inch plate glass.

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B. Parking and Circulation Design Standards	1. Use of public right-of-way for service loading/unloading shall be avoided. Adequate on-site service and delivery areas, including provisions for circulation, shall be provided. Service areas shall be separated from building entrances and public access areas when possible. Storage and loading areas shall not be located in the front yard.			X	The Proposed Project does not include any commercial or industrial uses; therefore, no designated service areas are proposed.
	2. Project entries shall provide for safe and efficient circulation: a. Project entries and the transition from major circulation routes into the project interior shall be accomplished through the use of landforms, open space, landscape plantings and architectural elements (i.e., walls, signs, etc.); b. The number of driveway entrances into parking area from public streets shall be minimized. Use of common easements for parking and circulation systems integrated between properties shall be encouraged. c. Safety lighting shall be provided at all street intersections and on project drives, entries, walkways and parking areas.	X			A. Project Site entries have incorporated different land forms, landscaping and architectural elements. The Proposed Project's primary entry will incorporate a low visibility wall and community identification sign that meets the County's community identification sign guidelines. B. The number of driveway entrances into parking areas from public streets shall be minimized. The shared park/school parking lot is located in the southwest corner of Planning Area 3. The only access is via Street Q, the cul-de-sac between Planning Areas 2 and 3. C. Safety lighting will be provided according to the San Diego County Light Pollution Code.

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	3. Parking areas or structures shall be designed as integral components of the overall design of specific projects. Parking areas shall be bermed or screened from street views where possible.	X			The proposed residential lots have sufficient area to provide at least two on-site parking spaces consistent with the Zoning Ordinance, and will be screened from street views and landscaped when possible. Single-loaded parking on certain streets, private garages and additional guest parking has been included to minimize the impact of street parking. Common area residential parking lots are not proposed. Common parking areas in the multi-family areas and the shared park/school parking lot located in Planning Area 3 will be screened from the public street.
	4. Development of bikeways shall be encouraged.	X			The proposed trail system is a non-motorized multi-use trail system that accommodates bicycles.
	5. Separation of pedestrian and bikeway/automobile traffic throughout a project shall be provided where feasible.	X			Pedestrian trails and bikeways would be constructed of decomposed granite and are separated from automobile traffic throughout the Project Site through the use of setbacks, curbs and landscaping.
	6. Definition of pedestrian paths and crossing shall be developed through the use of differing paving material or painting/coloring techniques.	X			Crosswalks will be differentiated from the typical paving materials through the use of differing paving material or painting/coloring techniques. Trails will be comprised of decomposed granite.
	7. Complete access for emergency (police, fire and ambulance) services to structures shall be provided as required.	X			The Proposed Project has been designed to meet the requirements for emergency service access. Additionally, a fire access road from Street E to Rice Canyon Road has been incorporated into the Proposed Project.

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C. Site Lighting Standards	1. Site lighting shall minimize emission of light rays into both the night sky and neighborhood properties, especially as it pertains to Mt. Palomar Observatory: a. Site lighting shall be limited to that necessary for security, safety and identification and shall be integrated with project landscape design. b. Excessive building or site lighting for decorative purposes shall be discouraged.	X			The Proposed Project will comply with all County lighting standards, including the San Diego County Light Pollution Code. The overall lighting concept for the community is to be energy-efficient, screen or shield the light source whenever possible, and be effective for safety and security. The Proposed Project includes special landscape lighting limited only to key areas and carefully controlled. Nighttime lighting would be shielded and directed away from riparian habitat adjacent to the development.
	2. Site lighting plans that conflict with the character of the community shall be discouraged.				
D. Landscape Design Standards	1. Visual screening for portions of development projects shall be provided to include satellite dishes, parking and service areas located in view shed areas.	X			The only common residential parking areas proposed are in the multi-family areas and are screened from the public street. The park/school parking lot located in Planning Area 3 would also be screened from the street. No satellite dishes or service areas are proposed.
	2. Project boundary landscaping shall complement adjacent landforms and plant materials.	X			The Conceptual Landscape Plan includes landscaping, including boundary landscaping, designed to reflect the Fallbrook region, which consists of gray-green native plantings contrasting with verdant groves and oak woodlands. The palette will complement adjacent landforms and plant materials.
	3. Landscape plans shall utilize native and drought-tolerant plants where possible, per the plan list provided by County staff.	X			The Conceptual Landscape Plan for the Proposed Project will utilize native and drought-tolerant plants where possible.

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	<p>4. Trees and plantings adjacent to pedestrian paths and within parking areas shall be selected to enhance the human scale:</p> <ul style="list-style-type: none"> a. Trees shall be encouraged to soften the visual impact of vehicular circulation and parking areas and relieve them from heat build-up. Trees shall be placed away from entrances to buildings, parking lots and street intersections for visibility and safety where possible. b. Low scale plantings shall be located adjacent to driveway entrances and street corners where possible and shall not obscure driver visibility. c. Parking areas shall be visually screened with peripheral landscaping wherever feasible. Exposed vehicular use areas shall include a minimum of 10% of the paved areas in landscaping, dispersed throughout the parking area. 	X			The Proposed Project includes landscaping to provide transitions between development and surrounding open space areas, screen and buffer edges of development from view, screen and soften manufactured slopes, and provide a buffer between neighborhoods. Trees and plantings will be utilized adjacent to pedestrian pathways and other public areas to enhance the aesthetic environment.
	5. Common open spaces and recreational areas shall be linked by pedestrian pathways to individual lots.	X			The Proposed Project designates approximately 5.9 miles of multi-use trails throughout the Site, including hiking trails throughout the open space area. Pedestrian walkways and trails connect common useable spaces, recreational facilities and public facilities such as the school and nearby transit service area.
	6. A “greenbelt” shall be provided in view shed areas for accommodation of bikeways and/or footpaths.	X			The Proposed Project includes greenbelts within viewshed areas, as well as preserved orchards. Biking and hiking paths are also provided.
	7. Landscape materials that aid in preventing the rapid spread of brush fires shall be provided.	X			The Proposed Project will comply with the County brush management requirements and will utilize landscape materials that aid in preventing the rapid spread of brush fires.
	8. Earth berms shall be rounded and natural in character where possible, designed to obscure undesirable views.	X			In order to block the Project Site from sight and soften its appearance, naturally appealing berms and vegetation would be used.

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(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	9. Major strands of native trees shall be preserved.	X			There are no major strands of native trees currently on the Site. The Site has been farmed for agriculture over several decades. However, existing mature native vegetation will be preserved where feasible and new native vegetation will be utilized whenever possible to maintain the rural Fallbrook character.
E. Public Utilities and Safety Standards	1. New development projects shall be phased with the provision of adequate fire protection services.	X			Development of the Proposed Project will be phased with the level of available services. Temporary fire management zones have been negotiated with the adjacent property owners so that the development will be phased with adequate fire protection.
	2. Fire prevention and suppression in the design of all new projects shall be encouraged.	X			The Applicant has prepared a FPP that assures the Proposed Project's compliancy with all regulations relating to primary and secondary access, water supply, ignition-resistant construction, fire protection systems, fuel modification and defensible space specified in the County Fire Code and County Building Code. Brush management zones are proposed around all development adjacent to natural brush.
	3. Utilities shall be placed underground (electrical, telephone, cable, etc.), where practical.	X			Utilities will be placed underground.
	4. The alignment of utility infrastructure shall be correlated with the topography, to minimize disruption of natural features within the view shed areas.	X			Utility infrastructure has been located within right-of-way easements to minimize disruption of natural features within the view shed areas.
	5. Transformers and related utility components shall be placed in vaults or be screened with retaining wall and/or plantings and located to avoid conflict with pedestrian paths.	X			Utility components will be screened with retaining walls and/or landscaping to avoid conflict with pedestrian paths.

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<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
F. Development Standards for Steep Topography and Natural Features	1. Extensive grading of slope areas within view shed shall be minimized: a. Re-vegetation and erosion control shall be provided in all newly graded areas. b. Grading during the wet seasons (November to March) shall be discouraged.	X			All grading within the Project Site is designed and rounded to follow the natural contours and minimize unnatural slopes. Revegetation and erosion controls will be provided in the newly graded areas. Grading during the wet season will be minimized when possible.
	2. Hillside development shall be integrated with existing topography and landforms. Areas of steep topography, tree stands, hillside agricultural activity and rock outcroppings shall be respected and preserved.	X			Minimal hillside residential lots are proposed. No hilltop residential development is proposed. Rock outcroppings will be preserved.
	3. Variety in the development of hillsides shall be encouraged through the use of appropriate site preparation techniques, grading techniques and in the configuration, size and placement of lots.	X			Three different building types are proposed in the residential planning areas, each utilizing different grading techniques to configure and locate lots.
	4. The arrangement of building sites to optimize and retain significant view sheds shall be encouraged.	X			The orientation of the units will take maximum advantage of existing views and create view corridors. The primary views are to the west and majority of homes are positioned to appreciate the primary view.
	5. The protection and preservation of the public use of on-site vista points shall be encouraged.	X			The Proposed Project includes the preservation of several vista points located along the public ridgeline trail.
	6. The visual quality shall be maximized and the erosion potential shall be minimized by planting native and naturalized plants, especially in disturbed areas adjacent to upgraded hillsides and watercourses.	X			Native plants will be utilized along the unnatural slopes to minimize erosion and maximize visual quality for greater than 50 feet of horizontal distance.

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	7. Natural watercourses shall be protected and existing watershed and groundwater resources shall be conserved.			X	No major natural watercourses exist on the Project Site. Usage of groundwater is not proposed except during the drier months as a secondary source of irrigation for retained agricultural groves and common area landscaped slopes. As such, groundwater extraction will be minimal and depletion of the basin is not anticipated.
	8. “Any grading above 25% slope will blend with the surrounding area and be landscaped appropriately to look natural.”			X	Minimal grading is proposed on existing slopes with a gradient greater than 25%. This grading will be landscaped with native vegetation that blends into the natural hillside.
ARCHITECTURAL DESIGN					

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Goal A: Building forms, materials and colors shall complement adjacent topography, landscape and buildings in the area.	1. Architectural harmony with the surrounding community shall be achieved, through the use of natural appearing materials and complementary styles.			X	The Proposed Project includes Residential Guidelines in Appendix 2 of the Specific Plan Amendment. The guidelines are intended to ensure that a variety of design elements are incorporated into the design of homes. While certain community-wide elements will have a common design (i.e. landscaping, fencing and signage), a variety of architectural styles are envisioned. A consistent palette of building materials and complementary color schemes, in conjunction with a uniform landscape scheme, will be used to tie several architectural styles together. Consistent with the surrounding community, primary materials will be wood, stucco, brick and stone. In addition, architectural detailing will be designed to minimize the appearance of building massing, thereby visually reducing the structural scale and creating a “village” feel. All proposed architecture would include “village style” features such as porches, columns, arcades, overhangs, seating areas, and shade trees, which would allow the development to achieve harmony with the surrounding styles of the Fallbrook community.
	2. Colors for primary building forms shall be coordinated with landscaping materials. Earth tones and muted pastels are preferred for large areas, with primary colors limited to accent points and trim.	X			The colors of the primary building forms will be earth tones and soft pastels..

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	3. Building materials used shall convey a sense of permanence and quality.	X			Building materials in each planning area will complement one another in order to convey a sense of permanence and quality. Primary materials will be wood, stucco, brick and stone.
	4. Where a site is visible from higher elevations, roof forms shall be considered integral design elements, with consideration given to colors and pattern of roofing materials.			X	There are no building sites in the surrounding area that have proposed elevations higher than the Project Site.
	5. The use of mirrored glass, which can cause the sun to glare into drivers' eyes and, therefore, a potential safety hazard, shall be prohibited on buildings visible from I-15.			X	No mirrored glass will be utilized.
Goal B: Building forms shall be appropriate scale, provide visual interest, avoid block-like configurations and, where feasible, be integrated into the existing topography.	1. The use of detail treatments in roof forms, windows and entries shall be encouraged.	X			Detail treatments in roof forms, windows and entries are proposed.
	2. Roof-mounted satellite dishes, solar systems, ventilation ducts and other mechanical equipment shall be integrated into the architectural design, and be screened where visible from adjacent properties or high elevations.	X			Any roof-mounted satellite dishes, solar systems, ventilation ducts or other mechanical equipment will be integrated into the architectural design and be screened where visible from adjacent properties or high elevations.
	3. Building forms shall be scaled to step up and down from primary circulation routes and from each other; parallel and continuous building facades and paved surfaces shall be avoided where possible.	X			Proposed building forms will be non-continuous and stepped up and down in elevation from the primary circulation routes to minimize adverse visual impact.
Goal C: Signage shall not adversely impact the environmental and visual quality of the area.	1. All signs shall be limited to the minimum size and height necessary to adequately identify a business location.			X	The Proposed Project does not include any business or commercial uses.
	2. All signs shall be kept as low to the ground as possible.	X			The Applicant will meet the County's community sign standards. Only community identification signs are proposed. Proposed signs will be kept as low to the ground as possible.
	3. Signs shall be used for identification, not advertisement.	X			Only community identification signs are proposed. No signs are proposed for advertisement.

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	4. Signage design shall be carefully integrated with the site and building design concepts to create a unified appearance for the total development. a. Signs shall be part of a comprehensive graphic program for each project.	X			Proposed signs will be integrated with the site and building design concepts to create a uniform appearance.
	5. Signs shall be predominately natural materials, non-moving and externally illuminated.	X			Proposed signs will utilize natural materials and be non-moving and externally illuminated.
	6. Off-premise signs shall be prohibited except for temporary real estate directional, community identification and directional signs, as specified in Section 6207 of the County Zoning Ordinance.			X	No permanent off-premise signs are proposed. Temporary real estate directional signs, community identification and directional signs shall comply with the County Zoning Ordinance.

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INTERSTATE 15/HIGHWAY 76 MASTER SPECIFIC PLAN (MSP)³ (APPENDIX B)					
Additional studies need to be conducted for the properties within the MSPA before the recommended land use designations are finalized by the Board of Supervisors. It is intended that the additional studies will further define the appropriate land uses within the project area, describe and schedule the infrastructure elements and specify the detailed measures needed to support and/or mitigate the potential adverse effects of these uses.					
Necessary Supporting Studies					
A. River Plan: a comprehensive river plan shall be prepared which defines the boundaries of the river and the floodplain. To the extent possible, the floodplain shall be preserved as permanent open space and the water course shall be kept natural except for ongoing legally permitted uses.		X			The County of San Diego DPR has completed a Draft San Luis Rey River Park Master Plan, a comprehensive river plan for the San Luis Rey River corridor for the area immediately east of I-15 and west to the old Bonsall Bridge. The Master Plan includes a core study area composed through the evaluation of the floodplains, pre-approved mitigation areas, habitat value and existing development. The Plan establishes a framework for the creation of passive and active recreational amenities, habitat preserve, multi-use trail system and extensive open space preservation. The Applicant does not propose alteration to the floodplain.

³ The Interstate 15/Highway 76 Master Specific Plan Area (MSPA) contains approximately 1,178 acres of land located within the four quadrants of the I-15/SR 76 interchange area. The principal land use components of the proposed plan include the adopted Campus Park/Hewlett Packard industrial/research park specific plan. Also proposed are residential areas to meet some of the anticipated housing needs of the community and the industrial park, supporting neighborhood commercial areas, parks, trails and open space.

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B. Traffic Study: a model-based detailed subarea traffic analysis must be completed and approved for the entire MSPA, concentrating on the type and timing for improvements in the SR76 and the I-15 interchange area. This study shall determine the ultimate traffic impact on the affected road network and the needed amendments to the Circulation Element.		X			The County of San Diego DPLU is in the process of a General Plan Update and has completed a County-wide traffic analysis and modeling study that includes improvement forecasts for the I-15 and SR76 interchange area. The County's findings culminated in an update to the Circulation Element presented to the Planning Commission on July 28, 2006 and endorsed with suggested modifications by the Board of Supervisors on August 2, 2006. The General Plan Update constitutes the most comprehensive and up-to-date traffic study and analysis available for this area, far more comprehensive than any proposed traffic study by any of the component property owners in the MSPA. Concurrently, the Applicant has prepared a detailed subarea traffic model based on the latest Year 2030 Series 10 County model (also used for the General Plan Update) for the Proposed Project and surrounding area to be consistent with the County's General Plan Update Circulation Element in determining traffic impacts.

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C. Facilities Financing Plan: a facilities financing plan acceptable to the DPLU shall be required as part of the preparation of the MSPA. The plan shall investigate the needed public services and facilities, current and proposed capacities, required annexations, financing methods proposed and appropriate phasing of these improvements. Development agreements, if necessary or appropriate, shall be an integral part of this facilities plan.	X				<p>The County of San Diego and the State of California (Caltrans) have investigated the needed public facilities for this area. The Applicant, County and other organizations are scheduled to complete all required facility improvements, as well as contribute to financing methods appropriate to public facility construction. Scheduled facilities include the following:</p> <ol style="list-style-type: none"> 1. Caltrans is designing in Phase II (i.e. SR76 from Mission to the eastern ramps of I-15) of the SR76 project from Oceanside to I-15, which includes the ramps and overpasses associated with the SR76/I-15 interchange. Caltrans is proposing appropriate phasing and financing methods for these improvements. 2. Palomar Aggregate has proposed and the County and Caltrans have approved a 4-lane widening of SR76 from the east ramps of I-15 to 2.2 miles east of I-15, funding of which will be covered by Palomar Aggregate subject to a reimbursement agreement with the County from TIF funds. On October 18, 2006, the Board of Supervisors approved the reimbursement agreement by and between the County and Palomar Aggregate for construction of SR76 in this corridor. 3. Horse Ranch Creek Road, the Pala Mesa Road extension, and the connection between the aforementioned roadways – known as Street R/Pankey Place will be constructed with the development of Campus Park, Campus Park West and Meadowood. <p>In addition, the County has adopted a Transportation Impact Fee (TIF) program that identifies the facilities and improvements necessary for local and regional roads within Fallbrook and the North County areas, respectively. Relevant projects in the TIF program for this area will be constructed according to County-approved phasing. Developers will pay TIF fees or construct TIF projects for all local and regional TIF facilities.</p>

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D. Phasing Plan: a phasing plan shall be prepared timing all proposed developments to the stipulation of the facilities financing plan.		X			The Applicant has prepared a phasing plan included in Chapter 9 of the Specific Plan Amendment that addresses phasing of proposed private development with the phasing and financing of public facility improvements
E. Market Analysis: as part of the MSPA, a market analysis shall be required for each of the development plans, showing the type, size, period and rate of development that can be expected to occur as justification for each project. This analysis shall evaluate the fiscal impact of each proposed project and the combined Master Specific Plan on the County government and the service agencies.		X			The Applicant is prepared to provide a market analysis for the Proposed Project, showing the type, size, period and rate of development that can be expected to occur as justification for the Proposed Project. However, this requirement was waived by County staff. Both SANDAG and the Department of Planning and Land Use have recognized and documented residential land shortages within the County. Through the Master Specific Plan approved for this area, and the County's General Plan Update, as well as other analyses, the Meadowood Specific Plan Area has been identified as an area of future residential development to respond to the housing shortage and impending population influx. Specifically, the Draft County of San Diego General Plan Update Land Use Map designates the portions of the Meadowood Specific Plan Area planned for development as Village Residential. The Village category identifies areas where a higher intensity and a wide range of land uses are established or have been planned.
F. Dark Sky Policy: due to this area's proximity to the Palomar Observatory, the proposed MSPA shall develop implementation guidelines in conformance with the Astronomical Dark Sky Policy as contained in the Conservation Element. The implementing specific plans shall be conditioned to require restrictions on lighting design and placement, operating hours for exterior lights, mitigation through landscaping and other measures deemed appropriate at the time the specific plans are reviewed.		X			The Dark Sky Policy can be implemented using the County's existing Astronomical Dark Sky Policy and Light Pollution Code. According to the Astronomical Dark Sky Policy contained in the General Plan Conservation Element, "the County of San Diego will act to minimize the impact of development on the useful life of the observatories." In so doing, the County has codified lighting requirements and measures to ensure protection from the effects of light pollution detrimental to astronomical research. San Diego County Code of Regulatory Ordinances, Title 5, Division 9 contains the Light Pollution Code. The Applicant must comply with the restrictions on lighting design and placement, operating hours for exterior lights, mitigation through shielding techniques and other special requirements as outlined in the code.

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G. Design Guidelines: all development proposals within the MSPA shall conform to the I-15 Corridor Scenic Preservation Guidelines. In addition, more detailed design guidelines shall be prepared for this MSPA by the Design Review Board established for the I-15 Corridor Area. This design study should specifically address the appropriate lot sizes, design standards and potential mitigation measures to areas within the MSPA.		X			As proposed, the Applicant fully intends to comply with the I-15 Corridor Scenic Preservation Guidelines imbedded within the I-15 Corridor Subregional Plan. The County may require the preparation of additional detailed design guidelines in the future.
H. Park/Open Space: a Park/Open Space and Trails study will be requested in conjunction with the other required studies to establish an integrated park, open space and trails plan for the MSPA. The San Luis Rey River should serve as a primary focus for this plan.		X			In addition to the County's San Luis Rey River Park Master Plan and incorporated study designed to integrate park, open space and trails for the San Luis Rey River corridor, the County's Community Trails Master Plan and Trail Defense and Indemnification Ordinance further delineate requirements and implementation of park and open space elements. The Applicant will coordinate its proposed parks, open space and trails system with the County's and adjacent property owners' parks, open space and trails systems.
Proposed Land Uses					
The Interstate 15/Highway 76 Master Specific Plan Area, Appendix B, contains several proposed land use and recommended master specific plan land uses. Each is permitted only after necessary studies, environmental review and confirmation by adoption of a Master Specific Plan by the Board of Supervisors. These recommended uses include: 1. Hewlett-Packard "Campus Park" 2. Pappas/Campus Park 3. Robert Pankey property 4. Edgar Pankey property 5. Lake Rancho Viejo 6. Jenkins property 7. North American Resorts property 8. Jones property		X			The MSP includes 92 acres of the Project Site, located in a western vertical strip of the Site adjacent to the proposed Campus Park development. According to the Master Specific Plan, this portion is denoted as the "Robert Pankey Property" and carries the Specific Plan Area (21) land use designation, the Special Study Area regional category and the S90 Holding Area zone classification. The remaining 297.5 acres of the Project Site are not included within the MSP. Once the County of San Diego Board of Supervisors adopts the General Plan Update, the interim zoning and land use regulations established for the MSP will be replaced by the applicable requirements adopted in the General Plan Update. Adoption of General Plan Update would therefore supercede the Master Specific Plan, replacing any development regulations outlined in the Master Specific Plan with the newly adopted regulations adopted by the Board of Supervisors in General Plan Update. Prior to the Board of Supervisor's adoption of General Plan Update and the updated zoning and land use designations, any project having land within the MSPA that goes before the Board of Supervisors would submit a Specific Plan Amendment /General Plan Amendment Report addressing zoning and land use

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					<p>designations under the Master Specific Plan. Once approved, these individual projects would be deleted from the Master Specific Plan and would be subject to the approved Specific Plan for that development.</p> <p>The Proposed Project is submitting a Specific Plan Amendment/General Plan Amendment Report that incorporates land uses consistent with those proposed in the General Plan Update. Once the Meadowood Specific Plan Amendment is approved, the westerly 92 acres of Meadowood would be removed from the Master Specific Plan and would be subject to the approved Specific Plan for the area.</p>

I. Open Space Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals¹</u>	<u>Objectives and Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
CHAPTER 2: OPEN SPACE PLAN AND PROGRAM					
GENERAL OPEN SPACE GOALS					
Goal 1: Promote the health and safety of San Diego County residents and visitors by regulating development of lands.				X	This Goal requires action by the County and does not imply action by the Applicant.
Goal 2: Conserve scarce natural resources and lands needed for vital natural processes and the managed production of resources.		X			The Proposed Project was developed in consideration of the existing natural resources and is designed to protect and preserve the majority of the resources present: 164.1 acres or 91% of RPO-classified steep slopes and 122.4 acres (31% of the site) will be preserved as permanent natural open space. Sensitive grading, clustering of homes and conservation of 49.3 acres of the existing groves (13% of the site) will contribute to the retention of existing resources.
Goal 3: Conserve open spaces needed for recreation, education and scientific activities.		X			The Proposed Project will preserve approximately 44% of the Site as open space. In addition, land is designated for a neighborhood park, 2 pocket parks and a school site.

¹ The Open Space Element is not a land use plan. It is not the intent of this Open Space Element in any way to preclude the filing or approval of a private development plan as set forth in County ordinance and policies. It is not the intent of this Open Space Plan to restrict or regulate privately owned land in any way except as is necessary to facilitate the public health, safety and welfare and except as set forth in the Recreation Element. All regulations are intended to be reasonable.

² For visual and organization purposes, objectives related to each goal are included in the second column. Most of the explicit policies identified in the Open Space Element were omitted from this matrix because they are policies requiring County action, not action by the developer. The Objectives more appropriately convey action controlled by the developer; however, policies relevant to the developer's planning have been included. Standards for open space are related to goals and objectives rather than any mathematical equation. The plan for open space concerns itself with identifying open space in order to encourage the achievement of the goals and objectives as set forth in the Open Space Element.

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<u>Goals¹</u>	<u>Objectives and Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Goal 4: Encourage and preserve those open space uses that distinguish and separate communities.		X			The Proposed Project will preserve the distinguishing characteristics of the Site, which include the biological resources, steep sloped areas and substantial portions of existing agriculture.
OPEN SPACE CATEGORIES					
COUNTYWIDE RECREATION AREAS					
Goal II: Conservation of Resources and Natural Processes	Objective 1. Encourage the conservation of the habitats of rare or unique plants and wildlife.	X			The Applicant has completed a biology study and rare or unique plants and wildlife will be preserved in open space. Approximately 44% of the Site will be retained in open space.
	Objective 2. Encourage the conservation of areas with sensitive plant life or irreplaceable, high quality plant and animal communities.	X			Existing biological resources are generally located in the eastern and northern portions of the Site 44% of the Site will be retained as open space.
	Objective 3. Encourage the preservation of significant natural features of the County, including the beaches, lagoons, shoreline, canyons, bluffs, mountain peaks and major rock outcroppings.	X			The Project Site's natural features include steep slopes. 164.1 acres or 91% of slopes with a 25% or more grade with 50 feet or more elevation differential will be preserved.
	Objective 4. Encourage only those uses and activities that are compatible with the marine ecosystem along the shoreline. Designated appropriate areas as underwater or water related wildlife preserves.			X	The Project Site does not possess a marine ecosystem and will, therefore, not be preserving any underwater or water-related wildlife preserves.
Goal III: Recreation	Objective 5. Encourage acquisition by 1978, of the "near-term" regional park according to the approved Regional Parks Implementation Study.			X	The Proposed Project does not include any regional parks.

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<u>Goals¹</u>	<u>Objectives and Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Objective 6. Encourage the acquisition of significant historic sites (including significant archaeological sites) and their immediate environs by public agencies or private organizations interested in our historical and cultural heritage.	X			There are six buildings (those more than 50 years old) and one small archaeological site within the developable area. None of the historic sites is sufficiently significant to warrant preservation or acquisition. The Applicant is providing for the protection of the archaeological site through avoidance and capping.
	Objective 7. Preserve or obtain access to public lakes, reservoirs and beaches and promote their use for recreation when appropriate.			X	The Project Site does not contain any exclusive access path to any public lakes, reservoirs or beaches.
OTHER PUBLICLY OWNED AND PUBLIC UTILITY LANDS ³					
This category consists of land held in fee title or possessory interest by the Federal, State, County or other local governments or public utilities that are not included in other categories but which have significant open space characteristics. Jurisdictions included are the Cleveland National Forest, lands administered by the Bureau of Land Management, Camp Pendleton, public utility easements of 100 feet or more in width and some local government properties.				X	No portion of the Project Site meets the criteria of this open space category.
WATER BODIES ³					
This category consists of three subcategories: ocean and beaches; lagoons and marshes; and freshwater bodies.				X	There are no natural bodies of water within the Project Site.
FLOODPLAINS ³					

³ Goals and objectives of this category are omitted from this matrix due to inapplicability.

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<u>Goals¹</u>	<u>Objectives and Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
A floodplain is the area subject to inundation by a 100-year flood. Most lands within the floodplains are in private ownership with only a few parcels owned by local governmental jurisdictions. The floodplain fringe is all land within the floodplain which is not within the floodway.				X	A portion of Planning Area 1 is located within the fringe of the existing 100-year Horse Ranch Creek and San Luis Rey River floodplains. The southern portion of PA 1 is adjacent to San Luis Rey River and the western portion of PA 1 is adjacent to Horse Ranch Creek. Due to the re-alignment of SR-76, a Conditional Letter of Map Revision (CLOMR) was submitted to the County and the Federal Emergency Management Agency (FEMA). The CLOMR was approved and issued on November 22, 2005 (Case Number 05-09-1045R). Based on the proposed SR-76 realignment and the associated hydraulic analysis, the CLOMR proposes that the northern limit of the San Luis Rey floodplain will be revised to be relocated immediately south of the new SR-76 alignment. Thus, it will no longer impact the southern portion of PA 1 or the proposed alignment of SR-76. The Horse Ranch Creek floodplain is currently not defined by FEMA, however 100-year existing and proposed floodplain analysis have been performed for the portion of Horse Ranch Creek adjacent to the Proposed Project. Based on the hydraulic analysis it has been determined that PA 1 impacts the eastern fringe of the 100-year floodplain. To mitigate for the Proposed Project's impact to the floodplain and not adversely impact adjacent and upstream property owners, the proposed grades associated with PA 1 are significantly above the 100-year water surface elevations.
AGRICULTURAL PRESERVES AND OPEN SPACE EASEMENTS					
No agricultural preserve has been established or will be on the site. Although 49.3 acres of agriculture will be maintained, this area will not be placed in an agricultural preserve. The project includes an open space network to be established through the dedication of open space easements and/or dedication of land to the County or a conservator entity as the project is implemented. Natural Open Spaces areas eventually shall be zoned with the S80 Open Space Use Regulation that does not permit residential, commercial or industrial development.					
Goal II: Conservation of Resources and Natural Processes	Objective 1. Encourage agricultural use of lands with soils which are highly suitable for the production of food or fiber.	X			The agriculture on the Site is not based on soils, but upon a variety of factors, primarily good weather. The Project Site will preserve 49.3 acres of agriculture.

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(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals¹</u>	<u>Objectives and Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Objective 2. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood and drought.	X			The majority of the Project Site is in active agricultural use with citrus and avocado groves, with existing vegetation located primarily in the northern and eastern portions of the Site. The Proposed Project will preserve 44% of the Site by consolidating development in the western and southern portions of the Site. The Applicant is required to obtain approval of a stormwater management plan and drainage plan, which would prevent erosion, siltation and flood.
	Objective 3. Encourage the conservation of the habitats of rare or unique plants and wildlife.	X			The Applicant has completed general biological studies and focused surveys for sensitive biological resources. The results of these surveys indicate that the Proposed Project would minimize direct and indirect impacts to all rare and unique species and would provide mitigation measures to offset unavoidable adverse effects. Approximately 44% of the Site will be retained in open space. The relatively undisturbed natural vegetation in the northern and eastern portions of the Site will connect to other natural areas forming a valuable part of a natural reserve that is planned.
	Objective 4. Encourage the use of minor natural watercourses as local open spaces.			X	The Project Site has no natural watercourses on site.
	Objective 5. Encourage the preservation of significant natural features of the County, including the beaches, lagoons, shoreline, canyons, bluffs, mountain peaks and major rock outcroppings.	X			The Project Site's natural features include steep slopes. 164.1 acres or 91% of RPO-classified steep slopes with a 25% or more grade with 50 feet or more elevation differential will be preserved.
	Objective 6. Encourage the use of agriculture to provide visually pleasing open space and variety within an urban environment.	X			Conservation of 49.3 acres of agriculture will contribute to the visual character by providing a backdrop and surrounding hillsides of agriculture.

I. Open Space Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals¹</u>	<u>Objectives and Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Objective 7. Encourage open space uses to direct urban growth to conform to the goals, objectives, policies and standards of San Diego County's General, subregional and community plans.	X			The Proposed Project will preserve approximately 44% of the Site as open space, established through the dedication of open space easements and/or dedication of land to the County or a conservator entity as the Proposed Project is implemented. Provision of the open space network is consistent with the goals and objectives of the General Plan, including the Regional Land Use Element, the Open Space Element, the Recreation Element, the Conservation Element and the Fallbrook Community Plan.
	Objective 8. Encourage the use of open spaces as a separation of conflicting land uses whenever possible.	X			The rezone proposal changes the S90 and A70 use regulations to the S88 Specific Plan Area Use Regulations for single-family detached dwelling units, multi-family (attached and detached) dwelling units, a school, parks and agricultural and open space uses. This is consistent with the two properties, adjacent and to the west that are proposing a variety of residential densities and housing types, along with compatible and necessary commercial, community and public uses. The Proposed Project's higher densities are clustered in the flatter, western portions of the Site adjacent to these more urban uses. Natural open space and agricultural uses are located in the north and east portions of the Site, compatible with the existing scattered homes and citrus and avocado groves located to the north and east.
AGRICULTURAL LAND USE DESIGNATIONS ³					

³ Goals and objectives of this category are omitted from this matrix due to inapplicability.

I. Open Space Element
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(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals¹</u>	<u>Objectives and Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
This category consists of lands designated Intensive Agriculture (19) and General Agriculture (20). These designations have been applied to lands where agricultural use is facilitated and protected as the primary land use. These lands are designated as agricultural lands by the Land Use Element and are recognized for their importance to the San Diego County's economy and the preservation of the rural lifestyle enjoyed by residents.				X	The Project Site is currently designated as both Special Study Area (SSA) and Rural Development Area (RDA) on the Regional Land Use Element Map. The Fallbrook Community Plan currently designates the Project Site as Specific Plan (21) and Multiple Rural Use (18). No portion of the Project Site has been designated Intensive Agriculture (19) or General Agriculture (20).
OPEN SPACE DESIGN OF PRIVATE LANDS					
This category of open space is not illustrated on the Open Space Element map except where the Board of Supervisors has approved a private development plan that includes designed open space. Private lands in parcels of over 40 acres in size may be subject to certain open space requirements at the time of their development as more specifically set forth in the proposed policies section of this category. The design and retention of open space within these private lands at the time of their development is necessary in order to comply with the goals and objectives set forth in this Element and to comply with the open space lands sections of State law.					
Goal I: Health and Safety	Objective 1. Control development on steep slopes to minimize slide danger, erosion, silting and fire hazard.	X			The Proposed Project will preserve 164.1 acres or 91% of slopes that meet the RPO definition of "steep slopes", which will minimize slide danger, erosion and siltation. A FPP is being processed concurrently with this Proposed Project to minimize fire hazards.

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<u>Goals¹</u>	<u>Objectives and Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Objective 2. Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams and groundwater supplies.	X			The development of the Proposed Project is controlled by a stormwater management plan to assure minimal adverse pollution effects on the water resources, especially the San Luis Rey River. Significant effects upon groundwater supply are not anticipated.
	Objective 3. Protect life and property by regulating use of areas subject to flooding, landslides, high fire hazard and high earthquake potential.	X			Flooding and landslides will be controlled through a grading permit. Fire hazard will be controlled through an approved FPP. High earthquake potential will be controlled through the approval of building permits, which must meet Building Code and seismic safety requirements.
	Objective 4. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood and drought and to protect air and water quality.	X			The majority of the Project Site is in active agricultural use with citrus and avocado groves, with existing vegetation located primarily in the northern and eastern portions of the Site. The Proposed Project will preserve 44% of the Site by consolidating development in the western and southern portions of the Site. The Applicant is required to obtain approval for a stormwater management plan and drainage plan which would prevent erosion, siltation and flood. The Applicant is processing extended studies to ensure proper mitigation is being proposed to protect air and water quality.
	Objective 5. Encourage the conservation of the habitats of rare or unique plants and wildlife.	X			The Applicant has completed general biological studies and focused surveys for sensitive biological resources. The results of these surveys indicate that the Proposed Project would minimize direct and indirect impacts to all rare and unique species and would provide mitigation measures to offset unavoidable adverse effects. Approximately 44% of the Site will be retained in open space. The relatively undisturbed natural vegetation in the northern and eastern portions of the Site will connect to other natural areas forming a valuable part of a natural reserve that is planned.
Goal II: Conservation of Resources and Natural Processes					

I. Open Space Element
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(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals¹</u>	<u>Objectives and Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Objective 6. Encourage the use of minor natural watercourses as local open spaces.			X	The Project Site has no natural watercourses on site.
	Objective 7. Encourage agricultural use of lands with soils which are highly suitable for production of food.	X			The Proposed Project will conserve 49.3 acres of agriculture that is currently suitable for production of food (citrus and avocado groves).
	Objective 8. Encourage the preservation of significant natural features of the County, including the beaches, lagoons, shoreline, canyons, bluffs, mountain peaks and major rock outcroppings.	X			The Project Site's natural features include steep slopes. 164.1 acres or 91% of slopes with a 25% or more grade with 50 feet or more elevation differential will be preserved in permanent open space.
	Objective 9. Encourage only those uses and activities that are compatible with the marine ecosystem along the shoreline. Designate appropriate areas as underwater or water related wildlife preserves.			X	The Project Site does not contain a marine ecosystem and will, therefore, not be preserving an underwater or water-related wildlife preserves.
	Objective 10. Discourage any use of the lagoons that would be incompatible with their natural ecosystems.			X	The Project Site does not contain any lagoons.
Goal III: Recreation	Objective 11. Encourage recreational planning as a part of all major residential development.	X			The Proposed Project includes a neighborhood park site for public recreation purposes and a trail system to support recreational uses.
	Objective 12. Encourage the acquisition of historic sites (including unique archaeological sites) and their immediate environs by public agencies or private organizations interested in our historical and cultural heritage.	X			There are six buildings (those more than 50 years old) and one small archaeological site within the developable area. None of the historic sites is sufficiently significant to warrant preservation or acquisition. The Applicant is providing for the protection of the archaeological site through avoidance and capping.
	Objective 13. Encourage second home and recreational campsite development that will not have a substantial adverse impact on the mountains and desert	X			No campsite development is proposed and the Site is not located in the mountains or the desert.

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<u>Goals¹</u>	<u>Objectives and Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Goal IV: Distinguish and Separate Communities	Objective 14. Encourage sound environmental planning practices in all developments.	X			The Applicant has implemented sound environmental planning practices in its development. Such practices include balanced grading on site, minimal disturbance of steep slope areas, preservation of open space, conservation of agricultural activities, and provision of a public trail system.
	Objective 15. Encourage the use of open space to separate conflicting land uses whenever possible.	X			The rezone proposal changes the S90 and A70 use regulations to the S88 Specific Plan Area Use Regulations for single-family detached dwelling units, multi-family (attached and detached) dwelling units, a school, parks and agricultural and open space uses. Natural open space and agricultural uses are located in the north and east portions of the Site, which will separate and buffer the Site's development from the more rural and agricultural land uses to the north and east.
	Objective 16. Encourage an intermingling of open space as an integral part of all major residential development so as to preserve an atmosphere of openness at the neighborhood scale.	X			The Proposed Project will dedicate approximately 44% of the Site as open space. The open space will include 122.4 acres of natural open space and 49.3 acres of agriculture, intermingling open space with a knoll and a trail system. The Proposed Project includes an open space network to be established through the dedication of open space easements and/or dedication of land to the County or a conservator entity during project implementation
	Objective 17. Encourage development that is designed so as to include riding, hiking and bicycle trails.	X			The Proposed Project designates several miles of multi-use trails throughout the Site, as well as hiking trails throughout the open space area. The Proposed Project designates approximately 5.9 miles of hiking and horse trails within the Site. Trails located within the natural open space are currently existing trails that have been historically utilized.

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(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals¹</u>	<u>Objectives and Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
POLICIES AND REGULATIONS FOR OPEN SPACE DESIGN					
	The County zoning and subdivision regulations contain provisions for the control of land use and density of development.	X			The Applicant will be requesting a rezone and process a Specific Plan Amendment to comply with County zoning regulations. The Applicant intends to meet all requirements set forth in the Subdivision Ordinance.
	The State requires the preparation of an EIR for all projects which are deemed to have a possibly significant effect on the environment.	X			The Applicant will complete an EIR.
	The County has private development plan policies which provide for land use controls for these types of large-scale developments.			X	The Applicant is not applying for a PRD for the Project Site.
	The County's Planned Residential Development (PRD) requirements partially meet objectives of this category.			X	The Applicant is not applying for a PRD for the Project Site.
	The County Grading Ordinance requires an analysis of the stability of proposed cut and fill slopes and requires the irrigation and planting of slopes to prevent erosion.	X			The Applicant has prepared a preliminary grading plan and geotechnical investigation that is being reviewed concurrently with a VTM. A final grading plan and geotechnical report will be prepared and submitted after approval of the VTM, in accordance with the County Grading Ordinance.
	The County has adopted a Coastal Development Overlay Zone (CD Zone).			X	The Project Site is not located within the Coastal Development Overlay Zone.
	The State legislature has established the San Diego Coast Regional Commission. This Commission regulates development within 1,000 yards of the mean high tide line.			X	The Project Site is not located in the coastal region.

I. Open Space Element
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<u>Goals¹</u>	<u>Objectives and Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	The County has adopted a Scenic Corridor Overlay Zone (SC Zone) which is designed for the area adjacent to any public highway which has been designated as a Scenic Highway by the State of California and/or the Board of Supervisors after public hearing.			X	The Project Site is not located adjacent to a designated Scenic Highway.
	The County has a Back County Subdivision Policy which modified development requirements in the mountain region.			X	The Project Site is not located in the mountain region.
	The Subdivision Map Act and the Government Code provide for the establishment of open space easements.	X			The Applicant intends to comply with the applicable provision of the Subdivision Act and Government Code.
	The County Health Department reviews all subdivision and lot splits concerning water source and sewage.	X			All applicable County Health Department approvals will be obtained concerning water source and sewage prior to entitlement.
	The County has adopted an ordinance in which dedication of parklands or fees in lieu thereof are required for all new dwellings and subdivisions.	X			The Applicant will provide land for dedication and/or payment of in-lieu fees pursuant to the Park Lands Dedication Ordinance.
	The County has adopted an ordinance for the regulation of all development that is traversed by a watercourse.			X	The Project Site is not traversed by a watercourse.

II. Regional Land Use Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
GOALS					
1. Overall Goals	Accommodate population growth and influence its distribution in order to protect and use scarce resources wisely; preserve the natural environment; provide adequate public facilities and services efficiently and equitable; assist the private sector in the provision of adequate affordable housing; and promote the economic and social welfare of the region.				
	Goal 1.1: Urban growth be directed to areas within or adjacent to existing urban areas and that the rural setting and lifestyle of the remaining areas of the County be retained.	X			There is no existing urban development area on the Project Site; however, the Project Site is in an area long planned for urban growth with the approval of the Hewlett-Packard Specific Plan and the Master Specific Plan. The proposed areas of urban concentration are adjacent to the proposed transit service area and commercial areas. The Project Site is immediately across the freeway from the Pala Mesa community, a major resort, as well as other planned residential projects. A rural setting has been maintained with the preservation of open space, hilltop trails and agricultural preservation.
	Goal 1.2: Growth be phased with facilities.	X			Entitlement conditions will require public improvements to be phased with the development.
	Goal 1.3: Growth be managed in order to provide for affordable housing and balanced communities throughout the unincorporated area.	X			The Proposed Project provides for a balanced community by providing three different housing types. Affordability will be provided through a variety of housing types and sizes.
	Goal 1.4: Urban portions of the unincorporated area be encouraged to either annex to an adjacent city or incorporate and that urban levels of service be provided in an efficient manner and be financed using equitable financing mechanisms.			X	There is no city within the immediate vicinity of the Project Site; therefore, annexation is not possible.

II. Regional Land Use Element
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(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
2. Land Use Goals	Goal 2.1: Promote wise uses of the County's land resources, preserving options for future use.	X			A large amount of open space will be preserved after the entitlement of this project (164.1 acres(91%)) of steep slopes and 122.4 acres (31%) of the Site will be preserved as permanent natural open space and 49.3 acres (13%) of the Site will be conserved as agricultural land. This is a total of 171.7 acres, (44%) of the Site, preserved as open space.)
	Goal 2.2: Encourage future urban growth contiguous to existing urban areas and to maximize the use of underutilized lands within existing urban areas.	X			There is no existing urban development area on the Project Site; however, the Project Site is in an area long planned for urban growth with the approval of the Hewlett-Packard Specific Plan and the Master Specific Plan. The proposed areas of urban concentration are adjacent to the proposed transit service area and commercial areas. The Project Site is immediately across the freeway from the Pala Mesa community, a major resort, as well as other planned residential projects. A rural setting has been maintained with the preservation of open space, hilltop trails and agricultural preservation.
	Goal 2.3: Retain the rural character of non-urban lands.	X			The rural character of non-urban lands is being retained through the use of open space, hilltop trails and agricultural groves.
	Goal 2.4: Limit urban densities in non-urban areas to lands within existing Country Towns.			X	A portion of the Project Site has been designated as a special study area in the existing general plan. Furthermore, the Draft County of San Diego General Plan Update Land Use Map designates the portions of the Meadowood Specific Plan Area planned for development as Village Residential. The Village category identifies areas where a higher intensity and a wide range of land uses are established or have been planned.

II. Regional Land Use Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Goal 2.5: Encourage continuance and expansion of agricultural uses in appropriate portions of the unincorporated area.	X			The Proposed Project will retain 49.3 acres of agriculture land (13% of the site) by consolidating development in the western and southern portions of the Site.
	Goal 2.6: Ensure preservation of contiguous regionally significant open space corridors.	X			Through working with the proposed North County MSCP, a north to south open space corridor has been proposed for preservation along the easterly side of the Proposed Project.
3. Environmental Goals	Goal 3.1: Protect lands needed for preservation of natural and cultural resources; managed production of resources; and recreation, educational and scientific activities.	X			The Applicant has established a preservation program regarding cultural resources: The Applicant is mapping areas of cultural resources, recording in archives and capping them. Significant cultural resources and biological resources are being protected through the preservation of open space. The Applicant intends to promote recreation, education and scientific activities with the designation of an elementary school and the creation of a park and recreational facilities. The Proposed Project will retain 49.3 acres of agricultural land and preserve 122.4 acres of natural open space, , which total 44% of the Site.
	Goal 3.2: Promote the conservation of water and energy resources.	X			As part of the Proposed Project, reclaimed water will be used for irrigation on the existing groves. All of the homes built in Meadowood will comply with the U.S. Environmental Protection Agency's Energy Star criteria, which results in homes that are at least 30% more energy efficient than required by the Building Code. The compact nature of Meadowood and the provision of extensive trails and sidewalks will encourage residents to walk and bike within the community.
	Goal 3.3: Achieve and maintain mandated air and water quality standards.	X			Mandated air and water quality standards will be maintained through the Proposed Project's design and mitigation measures detailed in the EIR.

II. Regional Land Use Element
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<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
4. Capital Facilities Goals	Goal 4.1: Assure efficient, economical and timely provision of facilities and services for water, sewer, fire protection, schools and roads to accommodate anticipated development.	X			Accommodations for water, sewer, fire protection, schools and roads will be incorporated into the development plan and conditioned as part of the Proposed Project's entitlement.
	Goal 4.2: Assure that facilities and services provided by all agencies are coordinated in their timing, location and level of service.	X			Facilities and services will be provided and coordinated in all respects to timing, location and level of development.
	Goal 4.3: Provide a facilities program which is capable of future adjustments or revisions to meet changing needs and conditions	X			The construction and implementation of facilities will assure that future adjustments to facilities can be made and are capable of expansion.
5. Government Structure Goals	Goal 5.1: Assure that urban communities are governed in a manner to provide maximum representation and efficient and equitable provision of public services.			X	These policies imply action on the part of governmental organizations and do not imply action by the Applicant.
	Goal 5.2: Encourage the transition of urban and urbanizing communities in the unincorporated areas to municipal status through annexation to an adjacent city or incorporation.				
	Goal 5.3: Assure that urban levels of service are financed using equitable financing mechanisms when municipal status is not achieved.				
	Goal 5.4: Coordinate planning efforts with the cities of the region to facilitate annexations and to develop compatible land use strategies.				
6. Housing and Social Goals	Goal 6.1: Encourage development of communities that are accessible to a mix of residents representative of the full ranges of age, income and ethnic groups in the region.	X			The Proposed Project provides for three different housing types to provide a full range of options for various levels of income. The Proposed Project's design does not restrict ownership according to any age bracket or ethnic group.
	Goal 6.2: Prevent or reverse deterioration in areas exhibiting symptoms of physical decline by directing public and private investment to upgrade such areas.			X	This area is previously undeveloped and is not experiencing physical decline or deterioration.

II. Regional Land Use Element
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(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

Goals & Objectives	Standards, Criteria & Policies	CN	ICN	N/A	Comment(s)
	Goal 6.3: Assist the private sector in the provision of sufficient housing units in the unincorporated area to accommodate regional population projections endorsed by the Board of Supervisors.	X			This Proposed Project provides sufficient housing units to accommodate the regional population projections endorsed by the Board of Supervisors.
	Goal 6.4: Assist the private sector to assure that adequate, affordable shelter will be available to all socio-economic groups throughout the County.	X			The Proposed Project provides three different housing types to provide a full range of options for all socio-economic groups.
7. Economic and Fiscal Goals	Goal 7.1: Assure the fiscal viability of local government while providing services that meet approved standards.			X	This policy implies action on the part of governmental organizations, not upon the developer.
	Goal 7.2: Provide equitable service pricing and taxation policies which provide a reasonable relationship between levels of service, costs and revenues.			X	This policy implies action on the part of governmental organizations, not upon the developer.
	Goal 7.3: Promote access to employment opportunities which minimize unemployment and return the maximum income to the residents of the region.	X			The Proposed Project is located adjacent to three projects that are proposing employment opportunities for the immediate area.
POLICIES					
POLICY 1: REGIONAL CATEGORIES					
The following eight regional categories shall guide development within the unincorporated area of the County. The Current and Future Urban Development Area categories taken together constitute the Urban Development Area. The outer boundary of the Urban Development Area constitutes an Urban Limit Line, beyond which urban development will not occur during the life of this plan.					
1.1 Current Urban Development Area (CUDA)	The CUDA includes those County lands to which near-term urban development should be directed.	X			As a part of the proposed General Plan Amendment (“GPA”), the Applicant is proposing to change the existing regional category from RDA and SSA to CUDA. This area has been identified by SANDAG and the General Plan Update as an area of future urban development.

II. Regional Land Use Element
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<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	<ul style="list-style-type: none"> Commercial, industrial and residential uses and densities will be those permitted by the applicable land use designations on the community or subregional plan maps. 	X			The surrounding area, including a portion of the Project Site, has been proposed as a Specific Plan Area. Approved land uses of the Proposed Project are those proposed by the Specific Plan Amendment. The Fallbrook Community Plan also designates the surrounding area, including a portion of the Project Site, as a Specific Plan Area.
	<ul style="list-style-type: none"> In areas planned for residential densities at or above 4.3 dwelling units per gross acre, development should approach the maximum densities permitted by the applicable land use designations depicted on the community or subregional plan maps. 	X			The surrounding area, including a portion of the Project Site, has been proposed as a Specific Plan Area at a density of 2.3 dwelling units per gross acre. Approved land uses for the Proposed Project are those proposed by the Specific Plan Amendment. The Fallbrook Community Plan also designates a portion of the Project Site as a Specific Plan Area.
	<ul style="list-style-type: none"> On residential lands achievement of overall densities of at least four dwelling units per gross acre will be encouraged. (This figure is an average and need not be met on all developable land. In some areas it may be appropriate to consider the densities of adjacent cities within the same housing market area. It is not the intent of this plan to force higher densities into the low-density fringes of Urban Development Areas). 	X			Two of the three residential planning areas in the Proposed Project exceed four dwelling units per gross acre. The overall density of the Proposed Project will be more than two dwelling units per acre due to the large amount of open space and preserved agriculture.
	<ul style="list-style-type: none"> Density bonuses will be available for those developments using the Inclusionary Housing Policy. 			X	The Applicant does not intend to utilize the Inclusionary Housing Policy or apply for density bonuses.
1.2 Future Urban Development Areas (FUDA)	FUDA are those that will ultimately be developed at urban densities, but which should be held in reserve for at least five years after the effective application of this category.			X	The Project Site is not currently designated FUDA, nor is the proposed GPA seeking this regional category.

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<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
1.3 Estate Development Area (EDA)	The EDA combines agricultural and low density residential uses (parcels sizes of two to twenty acres will apply). Included in the category are those areas outside the Urban Limit Line but within the boundaries of the County Water Authority.			X	The Project Site is not designated EDA, nor is the proposed GPA seeking this regional category. Lands to the north and east of the Project Site are designated EDA.
1.4 Rural Development Area (RDA)	The RDA includes much of the privately owned properties outside the service boundaries of the County Water Authority. This area is primarily made up of agricultural or unimproved lands and remote pockets of residential development. Parcel sizes will generally be dictated by the availability of groundwater and other environmental and resource constraints.			X	The majority of the Project Site is designated RDA; however, the proposed GPA will designate the entire Project Site as CUDA. Land to the south of the Project Site is also designated RDA.
1.5 Country Towns (CT)	This category applies to existing, small historically established retail/residential areas serving surrounding low density rural areas or functioning as resorts. They are designated for generally one acre lots or more intensive uses and are clearly removed geographically from existing or projected urban areas.			X	The Project Site is not designated CT, nor is the proposed rezone seeking this regional designation.
1.55 Country Residential Development Area (CRDA)	The CRDA (one acre minimum parcel size) includes those areas that are not intended for intense urban development as allowed by the CT and CUDA Regional Categories, but are more densely settled than lands in the Estate Development Area.			X	The Project Site is not designated CRDA, nor is the proposed rezone seeking this regional designation.

II. Regional Land Use Element

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(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
1.6 Environmentally Constrained Areas (ECA)	ECA include floodplains, lagoons, areas with construction quality sand deposits, rock quarries, agricultural preserves, areas containing rare and endangered plant and animal species, and all private land-holdings as defined in subsection (b) of designation (23) as amended by the Forest Conservation Initiative (FCI) within the Cleveland National Forest outside CT. Development in these areas, while guided by the County General Plan, should be preceded by thorough environmental review and implementation of appropriate measures to mitigate adverse impacts.			X	The Project Site is not designated ECA nor is the proposed GPA seeking this regional designation. Land to the east of the Project Site is designated ECA.
1.7 Special Study Areas (SSA)	This category will be applied on an interim basis and for a specified period of time to areas in which development should be suspended or restricted pending completion of detailed review, study, or annexation to the County Water Authority.			X	A portion (92 acres) of the Project Site is currently designated SSA, as well as proposed development areas to the west of the Project Site; however, the proposed GPA would designate the entire Project Site as CUDA. Surrounding land parcels are designated SSA.
POLICY 2: LAND USE DESIGNATIONS AND USE REGULATIONS					
<p>The following land use designations and use regulations shall guide development consistent with the regional categories described in Policy 1. Use regulations are part of the Zoning Ordinance. The use regulations consistent with each land designation shall be categorized as follows:</p> <p><u>Consistent Use Regulation (CUR)</u>: These represent use regulations that are consistent with the specific land use designation under consideration. Guidelines for their application are contained in the Plan Implementation Manual.</p> <p><u>Special Circumstances (SC)</u>: These represent use regulations that are consistent with a particular land use designation in existing (as of date of adoption of Element) locations, or under unique/unusual circumstances, or when additional density restrictions are required as a condition of approval.</p>				X	The land use designations (CUR) are not under consideration in this area. Furthermore, there are no special circumstances in this area as defined and no unique/unusual circumstances with additional density restrictions.

II. Regional Land Use Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
2.1 Urban Residential Designations	The Urban Residential Designations promote residential uses as the principal and dominant use. Civic uses may be consistent with these designations if these uses tend to support the local population. Specific density ranges shall be a part of each designation and in certain instances, a variety of densities and building types is encouraged. The Urban Residential designations are consistent with all categories of the RLUE except EDA and RDA. Only Urban Residential Designations 1 and 2 are consistent with the CRDA. Designation (9) Residential is consistent with the CT Category of the RLUE only when the density permitted by the applicable zone does not exceed 29 dwelling units per acre.			X	The Project Site is not designated Urban Residential nor does the General Plan Amendment propose designation of Urban Residential
2.2 Commercial Designations	The Commercial Designations provide locations for exclusive commercial uses and areas for a mixture of commercial and residential uses.			X	The Project Site is not designated Commercial, nor does the General Plan Amendment propose designation of Commercial.
2.3 Industrial Designations	The Industrial Designations provide locations for manufacturing, industrial, wholesaling, and warehousing uses based on the potential nuisance characteristics or impacts of a use.			X	The Project Site is not designated Industrial, nor does the General Plan Amendment propose designation of Industrial.

II. Regional Land Use Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
2.4 Non-Urban Residential Designations	It is the intent of these designations to retain the rural character of non-urban lands (Goal 2.3); to encourage continuance and expansion of agricultural uses in appropriate portions of the unincorporated area (Goal 2.5); and to ensure preservation of contiguous regionally significant open space corridors (Goal 2.6). These designations provide for areas not intended to develop at urban densities. Urban improvement standards will not apply and urban level services will not be provided. Commercial uses may be permitted to serve the needs of the residents except in the CRDA Regional Category.			X	The Project Site is not designated Non-Urban Residential, nor does the General Plan Amendment propose designation of Non-Urban Residential.
	<ul style="list-style-type: none"> (18) Multiple Rural Use: this designations is applied in areas with one or more of the following characteristics: not highly suited for intensive agriculture; rugged terrain, watershed, desert lands; lands susceptible to fires and erosion, lands which rely on groundwater for water supply and other environmentally constrained areas. 	X			The eastern 297.5 acres of the Project Site, which are in the RDA, are currently in the (18) Multiple Rural Use land use designation which is slope dependent. Based on the slope criteria, 35 dwelling units would be allowed within the (18) Land use designation. Combined with allowed uses in the 92 acres included in the (21) Specific Plan Area, a total of 288 dwelling units is currently allowed for the Project Site. The General Plan Amendment proposes changing the (18) Multiple Rural Use designation to (21) so that the entire Project Site will be designated (21) Specific Plan Area.
2.5 Agricultural Designations	The agricultural designations facilitate agricultural use as the principal and dominant use. Uses that are supportive of agriculture or compatible with agricultural uses are also permitted. No uses should be permitted that would have a serious adverse effect on agricultural production including food and fiber production, horticulture, floriculture, or animal husbandry			X	The Project Site is not designated Agricultural, nor does the General Plan Amendment propose designation of Agricultural.

II. Regional Land Use Element

General Plan Compliance for the Meadowood Project

(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
2.6 Special Purpose Designations	(21) Specific Plan Area: this designation is used where a specific plan has been adopted or must be adopted prior to development. Land within this designation typically has environmental constraints or unique land use concerns which require special land use and/or design controls. The overall density permitted in a Specific Plan Area shall be designated on the community or subregional plan map. This designation is consistent with all categories of RLUE. Areas suitable for Specific Plan Area designation may include any parcel of parcels, proposed for large-scale urban development, natural resource protection, historic preservation or any other use requiring more detailed planning than contained in the San Diego County General Plan.	X			The western 92 acres of the Project Site, which are in the SSA, are currently in the (21) Specific Plan Area land use designation with a density designation of 2.75 dwelling units per acre allowing up to 253 dwelling units. The General Plan Amendment proposes (21) Specific Plan Area land use designation for the entire Project Site.
	(22) Public/Semi-Public Lands <ul style="list-style-type: none"> This designation indicates lands generally owned by public agencies. This designations includes military bases; Indian Reservations; cemeteries; solid waste facilities; institutions, public parks including regional parks; County airports; and other public and semi-public ownership. 			X	The Project Site is not designated Public/Semi-Public Lands, nor does the General Plan Amendment propose designation of Public/Semi-Public Lands.
	(23) National Forest/State Parks <ul style="list-style-type: none"> The National Forest and State Parks (23) designation indicates the planned boundaries and major land-holdings of the Cuyamaca Rancho State Park and Anza-Borrego State Park. 			X	The Project Site is not designated as National Forest/ State Parks, nor does the General Plan Amendment propose designation of National Forest/State Parks.
	(24) Impact Sensitive <ul style="list-style-type: none"> This designation is applied to areas considered unsuitable for urban development for reasons of public safety or environmental sensitivity. Large-lot residential parcels, agricultural pursuits, limited recreational uses, mineral extraction, or greenbelts connecting permanent open space areas may be compatible with this designation. 			X	The Project Site is not designated Impact Sensitive, nor does the General Plan Amendment propose designation of Impact Sensitive

II. Regional Land Use Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	(25) Extractive <ul style="list-style-type: none"> This designation is applied only to areas containing economically or potentially economically extractable mineral resources. The designation promotes extraction as the principal and dominant use. Uses other than extraction and processing of mineral resources are allowed only when they will not interfere with present or future extraction. Uses such as processing, agriculture and open space which are supportive of, or compatible with, mining are also allowed. Interim uses which are not compatible, but which will be removed, may be allowed. 			X	The Project Site is not designated Extractive, nor does the General Plan Amendment propose designation of Extractive.
	(26) Visitor-Serving Commercial <ul style="list-style-type: none"> See Section 2.2 Commercial Designations. 			X	The Project Site is not designated Visitor-Serving Commercial, nor does the General Plan Amendment propose designation of Visitor-Serving Commercial.
	(28) Fallbrook Village <ul style="list-style-type: none"> This designation applies to the village area of Fallbrook and is intended to enhance economic vitality while preserving and promoting the village character in a pedestrian-friendly environment. 			X	The Project Site is not designated Fallbrook Village nor does the General Plan Amendment propose designation of Fallbrook Village.

II. Regional Land Use Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
2.7 Special Area Overlays	<p>Where some unique physical, legal or resource situation exists, a Special Area Overlay shall be used on the appropriate land use map. This overlay designation shall: (1) indicate that the underlying designation is modified in some limiting way as to permitted use and/or to permitted density; (2) define conditions in addition to those normally used in order to attain the underlying use and density. These overlays are applied to lands which have some unique characteristics which might indicate an implementing use regulation other than the primary use regulation is appropriate. These overlays are:</p> <ul style="list-style-type: none"> • Coastal • Scenic • Telecommunications 			X	The Project Site is not designated with a Special Area Overlay, nor does the General Plan Amendment propose designation of a Special Area Overlay.
POLICY 3: COMMUNITY AND SUBREGIONAL PLANS					
Regional categories delineated on the Regional Land Use Map shall be implemented through land use designations delineated on community and subregional plan maps. Within these community and subregional plan areas, the following additional policies shall apply:					
3.1 Urban Designations	<p>Except as otherwise specified in Polices 3.2 or 3.4, urban designations shall be applied to contiguous planned commercial and residential areas associated with a community or city center. Land use designations permitting densities of one dwelling unit per gross acre or a higher density shall not be applied outside of Urban Development Areas, CT or existing locations.</p>			X	The Proposed Project includes densities of one dwelling unit per gross acre or higher and the Applicant proposes to designate the entire site as a Current Urban Development Area (CUDA).

II. Regional Land Use Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
3.2 Community Plan Designations	<p>Community and subregional plan designations, goals, objectives and policies shall be consistent with the regional categories, goals and policies of the RLUE. As the RLUE text is amended, community and subregional plan provisions referencing or repeating the regional text shall be deemed to incorporate amendments thereto.</p> <p>If inconsistencies occur, the community or subregional map drawn to legally definable boundaries shall take precedence over the Regional Map.</p>	X			The Applicant is planning for the proposed CUDA regional category to be consistent with the (21) SPA land use designation.
3.3 Country Town Boundaries	Country Town boundaries as delineated on the Regional Land Use Map are based on the existing land use pattern and use designations shown on each community plan or subregional plan map.			X	The Project Site is not located within the Country Town boundaries.

II. Regional Land Use Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
3.4 Existing Private Development Plans and Specific Plans	<p>Existing private development plans, specific plans and applications to expand the boundaries of existing private development plans and specific plans may conflict with the categories of RLUE. In these cases, for the purposes of consistency with the RLUE, a private development plan or specific plan or expansion thereof will be deemed consistent with the General Plan if one of the following findings is made:</p> <ul style="list-style-type: none"> • The project will not adversely affect or promote premature growth to adjacent properties; and the project has sufficient facility capacity to accommodate both the present and future population of built to capacity; and a substantial private investment in public facilities has been made on the basis of past approvals of development phases and the proposed development does not exceed the maximum density as granted on the original private development plan/specific plan or the proposed development does not exceed the maximum density as shown on the community/subregional plan maps which resulted from previous approvals of private development/specific plans; OR • The density and character of development is substantially in conformance with the RLUE goals. 	X			The proposed (21) SPA land use designation and density are consistent with the proposed CUDA regional category.

II. Regional Land Use Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
3.5 Existing Uses— Eighty Percent to One-Hundred Percent Subdivided or Developed Areas	It is recognized that legally created lots or land uses exist in the County that are not deemed appropriate for expansion pursuant to the goals of the RLUE. Where such existing developments constitute at least eighty percent of an identifiable area, the area may be classified to a zone which is consistent with the existing use. The undeveloped portions of this land may be subdivided and developed according to the zoning. However, expansion of these areas to adjacent undeveloped land shall occur only when consistent with the applicable regional categories and land use designations.			X	The Project Site is currently undeveloped and there are no existing developments constituting a particular existing use for the site.
3.6 Low and Moderate Income Elderly Housing	It is the intent of the RLUE to encourage the development of housing for all economic groups in the community.			X	The Proposed Project does not include low and moderate income elderly housing.
3.7 Existing Mobilehome Park Major Use Permits/Variations	Mobilehome parks which have been authorized by Major (Special) Use Permits or Variations which have been vested may exist in certain locations throughout the County in conflict with the regional categories of the Land Use Element.			X	The Proposed Project does not include mobile home parks and no mobile home parks currently exist on the Site.

II. Regional Land Use Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
3.8 Mobilehome Park Development Density Bonus Program	It is the intent of the RLUE to encourage the development of housing for all economic groups in the community (Goal #6). It is the intent of this policy to balance the housing goals and the other goals of the Regional Growth Management Plan by increasing the housing opportunities for low and moderate income households. To implement this objective, new mobilehome park residential developments may be approved, by a Major Use Permit at densities consistent with modern mobilehome park development of up to eight dwelling units per acre.			X	The Proposed Project does not include mobile home parks.
3.85 Farmworker Housing Density Bonus Program	It is the goal of the RLUE to assist the private sector to assure that adequate, affordable shelter will be available to all socio-economic groups throughout the County			X	The Applicant does not intend to utilize the Farmworker Housing Density Bonus Program or apply for density bonuses.
3.9 Rounding to the Nearest Whole Number When Computing Maximum Number of Dwelling Units	The maximum number of dwelling units permitted within the exterior boundaries of any subdivision or single lot shall be based on the applicable land use designation(s). Where computation of the total number of dwelling units produces a fraction of one-half or less of a dwelling units, the total shall be rounded down to the nearest whole number of dwelling units, except that a product of less than one dwelling units shall be interpreted as permitting one dwelling units. A total with a fraction of more than one-half of a dwelling unit shall be rounded up to the nearest whole number of dwelling units.	X			The Applicant will utilize the County's policy in computing the total number of dwelling units by rounding to the nearest whole number in the case that there is a fraction of a dwelling unit.
POLICY 4: REGIONWIDE ACTION PROGRAMS					
The following are action programs and statements of policy which are related to both the Land Use Element and Community Plans. Implementation of these programs would assist in the implementation of the Land Use Element.					
4.1 Regional Growth Management				X	No project-specific action is required by these

II. Regional Land Use Element
General Plan Compliance for the Meadowood Project
 (Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
4.2 Land Use					regionwide action programs. These are recommended programs for the County and not the Applicant
4.3 Housing					
4.4 Regional Planning Forecasts					
4.5 Social					

III. Circulation Element

General Plan Compliance for the Meadowood Project

(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Achieve efficiency and economy in system of roads		X			The circulation system within the Proposed Project achieves efficiency and economy and meets all of the local codes and ordinances in regard to design and access.
Facilitate planning to meet street and highway needs in subdivision and other land development programs		X			The Applicant has coordinated planning, access and alignment road issues with the adjacent projects and the County of San Diego.
Use of accepted contemporary highway planning procedures	<ul style="list-style-type: none"> • Use of traffic counts • Use of origin and destination surveys • Estimates of future population and the effects of future traffic generators. 	X			A detailed traffic study has been prepared to CEQA standards. This includes use of traffic counts for near-term conditions and a regional traffic model for horizon year conditions. The traffic model uses origin and destination surveys for calibration, and estimates of future population and effects of traffic generators. The proposed project will be conditioned to provide mitigation for significant impacts.
Sufficient and well-planned system to accommodate calculated traffic levels	Corridors and routes are planned to provide appropriate traffic carrying capacity, serving the calculated traffic volumes	X			The proposed roads are planned to provide enough capacity to handle the forecasted traffic volumes.
	Planned routes have been adjusted to conform with topography and other significant natural and cultural features in the area	X			All proposed routes have been designed to conform to existing topography as much as possible and to completely avoid all cultural features in the area.

¹ It is the intent of the Circulation Element that all land developments conform to the Circulation Element. It is the intent of the General Plan that in road matters, the Circulation Element shall supersede any proposal of any Community, Sub-regional or Development Plan.

² According to the current Circulation Element, when a road is constructed or improved, construction will not necessarily match the ultimate section allowed or within the protected corridor. Appropriate stage construction aligned with the degree of traffic is anticipated. Furthermore, classifications are not meant to be inflexible. The Board of Supervisors may allow exceptions where the application of classifications and standards result in unusual and unreasonable hardship and when exception does not cause detriment to the public interest.

III. Circulation Element

General Plan Compliance for the Meadowood Project

(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Preserve a corridor uninhabited by any permanent structure for future road right-of-way for each and every road shown on Circulation Element		X			No proposed road is inhibited by any existing or proposed permanent structure.
Protect all characteristics of individual road classifications, including defined nature of travel, road standard descriptions, threshold capacity (ADT), minimum ROW and corridor widths. ³	(See below)	X			The Proposed Project meets all of the road classifications (else, a modification to a roadway standard is provided), including defined nature of travel, road standard description, threshold capacity (ADT), minimum ROW and corridor width for all roads within the Proposed Project.
Boulevard with Raised Median (4.2A)	Wide parkway accommodates non-motorized circulation; median controls access, provides dedicated turn lanes and increases road capacity. 40mph; 27,000ADT; 106 feet ROW (will increase where bike lanes are required); 48 feet travel way (4 lanes, 12 feet each); 14 feet medians; 8 feet shoulder (additional width for any required bike lanes); 14 feet parkway (incl. landscape, utilities, walkways and/or bike paths...additional for trails)	X			The DPW and the DPLU have approved a modification to a roadway standard for the classified primary roadway (Horse Ranch Creek Road) through the Project Site as a Boulevard with Raised Median (4.2A) for consistency with the General Plan Update Circulation Element.
CHAPTER 2: BICYCLE NETWORK					

³ Road Standards for individual classifications are taken from the Proposed General Plan Update Circulation Element, updated April 12, 2006.

III. Circulation Element

General Plan Compliance for the Meadowood Project

(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Provide for the safe and convenient use of bicycles throughout San Diego County for recreation and as a viable alternative to the automobile as a form of local transportation		X			The land plan proposed is pedestrian-friendly with 5.9 miles of multi-use trails and sidewalks that link together. Along the primary road, Horse Ranch Creek Road, is a separate multi-use 10 foot parkway, which will provide bikers with a convenient route to the college, transit service areas and/or the nearby shopping areas.
Maximize citizen participation in the planning, programming, and financing of bikeways.					The Applicant has coordinated the location of its trail system with County staff and the Fallbrook Community Planning Group.
Utilize the community planning process to the maximum extent in planning for bikeways.					The Applicant has coordinated the location of its trail system with County staff and the Fallbrook Community Planning Group.
Utilize public property , such as utility and drainage easements, parks and lightly traveled roads, whenever possible, for construction of bikeways.					Trail alignments shall be located on existing paths, trails, roads, utility easements and other disturbed habitat areas where possible to avoid environmental impacts.

III. Circulation Element

General Plan Compliance for the Meadowood Project

(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Provide continuous bikeways, affording safe and convenient community wide accessibility while preserving the natural environment to the greatest extent practical.					The Meadowood trail system is multi-use, intended for cyclists, pedestrians and equestrians. The locations of trails have been coordinated with the County to ensure efficient connection with the regional trail system. The system provides for convenient access to recreational facilities, neighboring commercial areas, the school site and residences. No new trails are proposed through the open space.
Provide the related facilities and services necessary to allow bicycle travel to assume a significant role as a form of local transportation and recreation.					The Proposed Project's multi-use trail system provides for convenient access to recreational facilities, neighboring commercial areas, the school site and residences, thereby reducing the need for vehicular travel.
Encourage commuter bicycling as a means to reduce air pollution, energy consumption, and traffic congestion.					The Proposed Project's multi-use trail system provides for convenient access to recreational facilities, neighboring commercial areas, the school site and residences, thereby reducing the need for vehicular travel.
	<u>POLICY 1: Program State and Federal funds for acquisition and construction of bikeways.</u>			X	This policy requires action by the County and does not imply action by the Applicant.
	<u>POLICY 2: Actively seek new sources of funds for the acquisition and construction of bikeways.</u>			X	This policy requires action by the County and does not imply action by the Applicant.
	<u>POLICY 3: Locate bikeways along designated scenic highways wherever possible.</u>			X	This policy requires action by the County and does not imply action by the Applicant.

III. Circulation Element

General Plan Compliance for the Meadowood Project

(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	<u>POLICY 4:</u> Connect cultural facilities, recreation areas, commercial areas, and educational facilities by bikeways.				The Meadowood trail system, intended for use by cyclists, pedestrians and equestrians, is designed for convenient access to recreational facilities, neighboring commercial areas, the school site and residences.
	<u>POLICY 5:</u> Separate bicycle and automobiles whenever it is economically and physically possible to do so with either a bike lane or bike path.				Multi-use trails provided along the Proposed Project's streets will separate bicycles from automobiles.
	<u>POLICY 6:</u> Design bikeways as an integrated part of all subdivisions and planned residential developments with connections to the bicycle network.				The Meadowood trail system is multi-use, intended for cyclists, pedestrians and equestrians. The locations of trails have been coordinated with the County to ensure efficient connection with the regional trail system.
	<u>POLICY 7:</u> Provide secure storage for bicycles in all major activity centers, employment, education, commercial and recreation.				Applicable facilities in the Proposed Project will provide bicycle storage as required.
	<u>POLICY 8:</u> Provide bike carrying racks or space for bikes on public transportation vehicles connecting to major activity centers when a need is demonstrated.				This policy requires action by the County and does not imply action by the Applicant.

IV. Recreation Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Goal: Enhance the physical, mental and spiritual well being of County residents by providing opportunities for relaxation, rest, activity education and relationships with their neighbors.		X			Opportunities for rest, relaxation, activity, education and neighborhood interaction are provided in the Proposed Project, including parks, trails, open space, a recreation center, an elementary school and other outdoor multi-purpose facilities.
Goal: Provide a system of public parks, riding and hiking trails and outdoor recreation facilities which not only preserve significant areas of natural beauty for citizen enjoyment, but also serve the needs of the citizens in their immediate environments.		X			The Proposed Project includes outdoor recreation facilities including a neighborhood park, pocket parks and 5.9 miles of trails to preserve the beauty of the area and the enjoyment of the citizens.
Goal: The public system is to be augmented by private outdoor recreation facilities that are compatible with the goals and objectives of the public system.		X			The Proposed Project contributes to this overall goal by providing ample recreational facilities.
CHAPTER 1: LOCAL PARKS					
Objective 1: Establish a system of local recreation facilities.		X			The DPR has established a system of local recreation facilities. The Proposed Project provides local recreational facilities that will contribute to the County's system.
Objective 2: Provide policies and standards which will enable the County to provide, over the next twenty years, the local parks needed by 1990.				X	This Objective requires action by the County, not by the Applicant.
Objective 3: Integrate planning for local parks with the community planning program in each community to the maximum degree possible.	See recreation goals and requirements of Fallbrook Specific Plan for consistency measurements.	X			The Proposed Project's parks are consistent with the community planning program outlined in the Fallbrook Community Plan.

¹ The Recreation Element shall not supersede the general plan of any city or the adopted park plans of any state or federal agency. It is not the intent of the Recreation Element to show the exact location of any park, trail or open space.

IV. Recreation Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Objective 4: Provide local park facilities which are appropriate for the individual neighborhoods and communities in which they are located.		X			The Proposed Project's local park facilities are appropriate for the neighborhood and the Fallbrook community based upon acreage and accessibility for the proposed population.
Objective 5: Ensure that local parks are available when and where needed by acquiring them through the subdivision process.		X			The Proposed Project's neighborhood park will be created for acquisition through this subdivision process.
Objective 6: Complement the Regional Park Plan and free regional parks to serve the people of the entire region by providing facilities for intensive local usage.		X			The Proposed Project includes a neighborhood park adjacent to the designated elementary school site so as to facilitate intensive park usage.
	Policy 1: Local parks should provide recreation opportunities for all, regardless of national origin, color, age, or economic status, or location of residence.				Parks within Meadowood will be available for use by all residents as well as the public.
	Policy 2: Plans for local parks and recreation facilities should be based on both present and future needs, and should be reviewed and revised as a part of a continuing planning process.				The Proposed Project has coordinated its recreation facilities with County staff to ensure both present and future needs are met.

IV. Recreation Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 3: Recreational facilities and services provided by private agencies and commercial enterprises should be evaluated and taken into account to avoid duplication when planning or public recreational facilities. However, proper recreational facilities must still be provided for those for whom the non-public facilities are inappropriate or unavailable.				The Proposed Project will dedicate land within the development for park purposes.
	Policy 4: All parks and recreation facilities should be planned as part of an overall, well-balanced park system.				The Proposed Project has coordinated its recreation facilities with County staff; they will contribute to the overall supply of park and recreation amenities within the Fallbrook area.
	Policy 5: Local park planning should be integrated with general planning programs, both on a county wide and community basis.				The Proposed Project has coordinated its recreation facilities with County staff to ensure their integration with general County planning programs.
	Policy 6: Each local park facility should be of sufficient size and proper location to foster flexibility in activities and programs.				The size and location of recreational facilities within the Proposed Project have been planned to provide for a variety of recreational experiences and activities.
	Policy 7: Land for local recreational uses should be acquired or reserved well in advance of needs as much as possible, to insure that it will be available.				The Proposed Project will dedicate land within the development for park purposes.

IV. Recreation Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 8: Space standards for local parks should be met and the land acquired even if limited financial resources preclude immediate development.				The Proposed Project will dedicate land within the development for park purposes.
	Policy 9: Lands should be dedicated for local park purposes and be protected against diversion to non-recreation uses.				The Proposed Project will dedicate land within the development for park purposes.
	Policy 10: Regional parks should be designed to serve the people of the entire region. Local parks should be so located and developed that they relieve the pressure to utilize regional facilities for intensive, local recreational activities.				The Proposed Project's recreational facilities are located for convenient access for residents and surrounding communities, thereby relieving pressure on regional facilities and facilitating local park use.
	Policy 11: Utilize the Park Lands Dedication Ordinance to define the LPPAs and to facilitate the collection and distribution of funds for the acquisition, expansion and development of local parks to the extent allowable under State law.				The Proposed Project will dedicate land and/or pay in-lieu fees in conformance with the PLDO.
CHAPTER 2: REGIONAL PARKS					

IV. Recreation Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Regional parks have as their function meeting the needs of people who are not served by neighborhood, community, state and national facilities, beaches, riding and hiking trails and private recreation facilities. Regional parks must be relatively large, in excess of 200 acres, and thus providing the impression of remoteness, spaciousness, diversity of use, and environment, or; if small in size, are of historical, unusual geographic, cultural or recreational interest to a broad spectrum of the population.				X	The Proposed Project does not include acreage for inclusion in the County's regional park system.
CHAPTER 3: OFF-ROAD VEHICLE PLAN				X	The Proposed Project does not include an Off-Road Vehicle (ORV) plan.

V. Seismic Safety Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
CHAPTER 1: INTRODUCTION					
Goal 1: Minimize injury and loss of life.		X			The design of the Proposed Project has implemented safety measures to minimize injury and loss of life.
Goal 2: Minimize damage to public and private property.		X			The Proposed Project will be designed in conformance with the UBC and County Zoning Ordinance. The Applicant is required to obtain a grading plan and building permits approval which will require compliance with current building standards to ensure hazards are avoided.
Goal 3: Minimize social and economic dislocations resulting from injuries, loss of life and property damage.		X			The design of the Proposed Project has implemented safety measures to minimize injury and loss of life. The Proposed Project will be designed in conformance with the UBC and County Zoning Ordinance. The Applicant is required to obtain a grading plan and building permits approval which will require compliance with current building standards to ensure hazards are avoided.
Objective 1: To define the relative degree of risk in various parts of the planning area so that this information will be used as a guide for minimizing or avoiding risk for new construction and for risk abatement for existing development				X	This objective requires action by the County and does not imply action by the Applicant.

V. Seismic Safety Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Objective 2: To minimize the risk to human life from structures located in hazardous areas.		X			The Proposed Project will be designed in conformance with the UBC and County Zoning Ordinance. The Proposed Project has prepared a FPP to reduce risks associated with wildfires. A portion of the Project Site is currently located in the dam inundation zone. The Proposed Project does not include any unique institutions within this area. The proposed school site is north of the dam inundation zone.
Objective 3: To provide a basis for designating land uses which are appropriate to the risks of the various portions of the planning area.				X	This objective requires action by the County and does not imply action by the Applicant.
Objective 4: To ensure that facilities whose continued functioning is essential to society and facilities needed in the event of emergency, are so located and designed that they will continue to function in the event of a disaster.		X			The construction of essential facilities, as may be required, will be phased concurrent with the construction of the Proposed Project so that facilities will be timed to meet the need of the County residents. Facilities will be located and designed so that they will continue to function in the event of a disaster.
Objective 5: To facilitate post-disaster relief and recovery operations.				X	This objective requires action by the County and does not imply action by the Applicant.
Objective 6: To increase public awareness of hazards and of means available to avoid or mitigate the effects of these hazards.				X	This objective requires action by the County and does not imply action by the Applicant.
CHAPTER 2: RISK					

V. Seismic Safety Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 1: Control uses of land to avoid exposing people and property to unacceptable levels of risk.			X	This objective requires action by the County and does not imply action by the Applicant.
	Policy 2: Locate areas and sources of risk and make this information available to the public.			X	This objective requires action by the County and does not imply action by the Applicant.
	Policy 3: Discourage expansion of existing development and construction of new development, especially essential facilities, in localities exposed to hazards unless the hazards can be mitigated to the satisfaction of responsible agencies.			X	This objective requires action by the County and does not imply action by the Applicant.
	Policy 4: Scale the type of development to the amount of hazard present and to the level of risk which is acceptable for that development.			X	This objective requires action by the County and does not imply action by the Applicant.
	Policy 5: Reduce the amount of risk to which existing development is subject by requiring measures to reduce the risk. Such measures include building occupancy limitations, renovation and demolition.			X	This objective requires action by the County and does not imply action by the Applicant.
CHAPTER 3: SEISMIC SAFETY					
	Policy 1: Future development can be made safer by strict enforcement of current building standards and new development can be located so as to avoid the most hazardous areas.	X			The Applicant will comply with current building standards to ensure hazards are avoided.
	Policy 2: Existing unsafe buildings and structures can be made safer by well established techniques of reinforcement.			X	There are no existing buildings or structures that will remain on the Project Site.

V. Seismic Safety Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 3: Essential structures: those needed during an emergency and those high occupancy structures whose failure would kill or injure many people must be constructed (or reconstructed) to a higher standard.	X			There are no existing buildings or structures that will remain on the Project Site. All required emergency facilities will be constructed to the required standards to ensure that they will continue to function in the case of a disaster.
	Policy 4: Each individual, agency and company must be prepared ahead of time, for quick and effective response at the time of an earthquake.	X			The Proposed Project is being designed to meet all required fire, police and emergency services response times.
CHAPTER 4: GROUND SHAKING					
	Policy 1: Develop accurate, detailed and up-to-date information on historical and potential ground shaking intensities.	X			The Applicant has prepared a soils and geologic study to provide information on historical and potential ground shaking intensities.
	Policy 2: Encourage and support detailed studies of active faults to determine the frequency and magnitude of earthquakes.	X			The Applicant has prepared a soils and geologic study to determine active faults, frequency and magnitude of potential earthquakes.
	Policy 3: Encourage and support investigation of influence of site conditions on ground shaking.	X			The Applicant has prepared a soils and geologic study investigating the influence of site conditions on ground shaking.
CHAPTER 5: FAULT RUPTURE					
	Policy 1: Prohibit construction of essential facilities and high occupancy structures in special studies zones as defined under the Alquist-Priolo Act (Section 5404, Zoning Ordinance) or in special studies zones defined by the County of San Diego.			X	The Proposed Project is not within a fault zone or special study zone.
	Policy 2: Require a geologic report for other development proposed in special studies zones as defined under the Alquist-Priolo Act (Section 5406, Zoning Ordinance) or in special studies zones defined by the County of San Diego.			X	The Proposed Project is not within a fault zone or special study zone. The Applicant has prepared a geologic study concurrent with its project submittal.

V. Seismic Safety Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 3: Prohibit new construction of structures to be used for human occupancy over or within 50 feet of the trace of an active known fault, with the exception of single family wood frame dwellings not exceeding two stories in height built or located as part of a development of less than four such dwellings and mobile homes wider than eight feet.			X	There are no known faults on the Project Site.
	Policy 4: Delineate special studies zones along active faults as new geologic information becomes available. These special study zones shall be administered in the same manner as those delineated by the State of California.			X	This policy requires action by the County and does not imply action by the Applicant.
CHAPTER 6: LANDSLIDES					
	Policy 1: Compile, maintain and make available to the public maps showing landslides and areas susceptible to landslides, mudslides, rockfalls and similar geologic hazards.	X			A geotechnical investigation and feasibility study was prepared for the Project Site for the purpose of evaluating the surface and subsurface soil and geologic conditions. Additionally, an update to the study was prepared identifying the potential for rockfall on the Project Site. These studies including maps, figures and additional information relating to on-site geological hazards are included as an appendix to the Proposed Project EIR.
	Policy 2: Require a geologic report prepared by a certified engineering geologist on any development site where landslides or similar geologic hazards are known or suspected to exist.	X			The Applicant prepared a geotechnical investigation and feasibility study prepared by a certified engineering geologist.

V. Seismic Safety Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 3: Require, where evaluation indicates that a slope can be stabilized, that stabilization be a condition for development and that the foundation and earth work be supervised by a certified engineering geologist.	X			Supervision by a certified engineering geologist will be a condition of the Proposed Project approval.
	Policy 4: Prohibit alteration of the land in areas where there is a high potential for activation of landslides. Such alterations include excavation, filling, removal of vegetative cover; and concentrations of water from drainage, irrigation or septic systems.			X	The Project Site does not have a high potential for activation of landslides.
	Policy 5: Prohibit development in areas of extensive landsliding where stabilization cannot reasonably be done.			X	The Project Site does not have a high potential for activation of landslides.
	Policy 6: Require provision of rock nets, fences, berms or other features designed to prevent road blockage from rockfalls for single access routes to new development.	X			The Proposed Project includes three access routes into the development, one from the north, one from the south and one to the west. Required mitigation includes the removal, anchoring, testing and/or monitoring of rocks that have a potential to fall.
CHAPTER 7: LIQUEFACTION AND OTHER TYPES OF SOIL FAILURE					
	Policy 1: Identify areas which have the potential for liquefaction, settlement or other types of ground failure during a major earthquake.	X			The Applicant has prepared a geotechnical investigation and feasibility study identifying areas with potential for liquefaction, settlement or other types of ground failure.
CHAPTER 8: TSUNAMIS AND SEICHES					
	Policy 1: Identify areas adjacent to reservoirs potentially subject to seiches and tanks potentially subject to damage in an earthquake.	X			The Project Site is not located adjacent to any reservoirs potentially subject to seiches or tanks potentially subject to damage in an earthquake. There will be four water tanks on the eastern ridge of the Project Site.

V. Seismic Safety Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 2: Control development in areas subject to damage from seiches or ruptured tanks. Ensure that tanks are designed and constructed to prevent serious rupture.	X			There will be four water tanks on the eastern ridge of the Project Site. The tanks will be designed to withstand damage in the case of an earthquake.
CHAPTER 9: INUNDATION CAUSED BY DAM FAILURE					
	Policy 1: Maintain a warning system to protect downstream residents who would be affected in the event of flooding due to dam failure.	X			The southerly portion of the Project Site is currently within the Lake Henshaw dam inundation zone. The Proposed Project does not include any unique institutions within this area. The proposed school site is north of the dam inundation zone.
CHAPTER 10: NEW DEVELOPMENT					
	Policy 1: Require all buildings to meet the standards of the Uniform Building Code.	X			The Applicant will be applying for building permits to meet the standards of the Uniform Building Code.
	Policy 2: Continue to require buildings of unusual design or unusual materials (those that do not comply with the Code requirements for conventional construction) to be designed by a registered civil engineer or architect.			X	The Proposed Project does not include any buildings of unusual design or unusual materials that do not comply with the Code requirements for conventional construction.
	Policy 3: Continue to require that all buildings and structures to be occupied by large numbers of people be designed so that people can safely escape even if the structure is seriously damaged by an earthquake.	X			Adequate access to all buildings will be provided to ensure that people can safely escape even if the structure is seriously damaged by an earthquake.

V. Seismic Safety Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 4: Require buildings and structures necessary for emergency response to be designed in such a manner that they can continue to operate efficiently immediately after a major earthquake.	X			Buildings necessary for emergency response will be located off-site, for example the fire station in the immediate Project Site vicinity, with adequate access to the Proposed Project.
	Policy 5: Prohibit construction of homes and essential facilities in hazardous areas unless they can be designed to reduce the hazard to the satisfaction of responsible agencies.	X			The southerly portion of the Project Site is currently within the Lake Henshaw dam inundation zone. The Proposed Project does not include any unique institutions within this area. The proposed school site is north of the dam inundation zone.
	Policy 6: Require major utility lines which cross hazardous areas to be built with features that provide for either automatic shut-off or for quick repairs.	X			The only major utility line that crosses the Project Site is an east to west 69KV line, which will be placed underground. The water and sewer lines are mostly located in roadways at specifications and at a depth where typically no damage would occur.
	Policy 7: Require submissions of soils and geologic reports prepared by a certified engineering geologist on all projects where geologic hazards are known or suspected to be present.	X			The Applicant has prepared a geotechnical investigation and feasibility study prepared by a certified engineering geologist.
CHAPTER 11: POTENTIALLY HAZARDOUS STRUCTURES					
	Policy 1: Prepare and maintain an inventory of structures which would likely be seriously damaged during a major earthquake.			X	There are no existing structures that will remain on the Project Site.
CHAPTER 12: ESSENTIAL FACILITIES					
	Policy 1: Ensure that facilities whose continuing functioning is essential to society and facilities needed in the event of an emergency are so located and designed that they will continue to function in the event of a disaster.	X			The construction of essential facilities, as may be required, will be phased concurrent with the construction of the Proposed Project so that facilities will be timed to meet the need of the County residents. Facilities will be located and designed so that they will continue to function in the event of a disaster.

V. Seismic Safety Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 2: Ensure that structures for involuntary occupancy (such as schools, hospitals and jails) and structures for high voluntary occupancy (theatres, churches, offices, apartment homes, etc.) are so located and designed that they will not collapse or burn before the occupants can be evacuated.	X			Although the elementary school has not yet been designed, the area designated for an elementary school has been included in the Proposed Project's FPP and design and safety measures are proposed to prevent fire danger.
	Policy 3: Require periodic inspection of all essential facilities under County jurisdiction and to urge other jurisdictions to do the same for facilities which are their responsibility.			X	This policy requires action by the County and does not imply action by the Applicant. The Applicant will comply with all required inspections.
CHAPTER 13: DISASTER PREPAREDNESS AND RESPONSE					
	Policy 1: Strengthen the capability of County agencies to respond to earthquake and non-earthquake induced emergencies effectively.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 2: Designate a Countywide system of community disaster staging and evacuation centers including schools, parks and other appropriate facilities.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 3: Establish mutual aid agreements with other jurisdictions so that in the event of a disaster response local teams can cross County, State and National boundaries without delay.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 4: Improve regional urban heavy rescue capability, including mobilization operations and resources management.			X	This policy requires action by the County and does not imply action by the Applicant.

V. Seismic Safety Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 5: Promote and support neighborhood and community self-help groups utilizing existing Community Planning Groups, Sponsor Groups and the Neighborhood Watch Program. Each self-help group should include a permanent core of trained volunteers and a plan for dealing with neighborhood needs for the first 72 hours after a major earthquake or other disaster. The volunteers should be trained in home emergency preparedness, light search and rescue and short-term medical aid.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 6: Develop a training program for County employees, self-help groups, other jurisdictions, schools and companies. The program shall include first aid, fire fighting, communications, search and rescue, etc.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 7: Encourage essential facilities to maintain and regularly update emergency response plans identifying safety procedures, disaster control capabilities and evacuation measures such as drills and exercises.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 8: Encourage private employers to develop Private Sector Earthquake Preparedness Plans, update those plans annually and establish an ongoing education program to reinforce the message of the plan.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 9: Maintain an ongoing public information and education program to increase the awareness of seismic risks and ways to be better prepared.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 10: Maintain an emergency warning and communications system.			X	This policy requires action by the County and does not imply action by the Applicant.

V. Seismic Safety Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 11: Prepare and maintain an inventory of points of vulnerability.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 12: Improve the capacity of County-owned facilities to survive and function after a major earthquake.			X	This policy requires action by the County and does not imply action by the Applicant.
CHAPTER 14: RECOVERY					
	Policy 1: Develop an adequate reconstruction authority, policy and procedures in advance of a major emergency to effectively manage rebuilding and recovery operations after a major earthquake.			X	This policy requires action by the County and does not imply action by the Applicant.

VI. Scenic Highway Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Descriptions</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Goal: To create a Scenic Highway Program to protect and enhance the County's scenic, historic and recreational resources within a network of scenic highway corridors.				X	This goal requires action by the County and does not imply action by the Applicant.
Objective: Establish and support a comprehensive County Scenic Highway Program.				X	This goal requires action by the County and does not imply action by the Applicant.
Objective: Protect and enhance scenic resources within both rural and urban scenic highway corridors.		X			The Proposed Project was developed in consideration of the existing natural resources and is designed to protect and preserve the majority of the resources present: 164.1 acres or 91% of steep slopes and 122.4 acres of the existing natural vegetation will be preserved as permanent open space. Sensitive grading, clustering of homes and conservation of 49.3 acres of the existing groves will contribute to the retention of visual resources along I-15, a designated third priority scenic route.
Objective: Designate and maintain rural scenic highways to provide access to scenic and recreational resources.				X	This objective requires action by the County and does not imply action by the Applicant. The Proposed Project intends to preserve the rural character of the area and promote visual resources.
Objective: Designate and maintain urban scenic highways to provide access to visually aesthetic cityscapes, sites of cultural or historical significance and open spaces with urban areas.				X	The Project Site is not located in an urban development area.

VI. Scenic Highway Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Descriptions</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Objective: Encourage and promote increased coordination and implementation of the program among all levels of government.				X	This objective requires action by the County and does not imply action by the Applicant.
Objective: Encourage the consideration of compatible forms of transportation in all scenic highway corridor planning.				X	This objective requires action by the County and does not imply action by the Applicant.
Objective: Encourage increased public awareness and involvement in the Program.				X	This objective requires action by the County and does not imply action by the Applicant.

SAN DIEGO COUNTY SCENIC HIGHWAY CRITERIA

All routes to be part of the scenic highway network and shown on the Scenic Highway System Map must meet two or more of the following criteria:

- Appear on the State Master Plan of Scenic Highways;
- Provide access to major recreation areas and areas containing recognized scenic and historical sites;
- Connect major recreational, scenic and historical areas;
- Are designated as Recreational Parkways on the Circulation Element of the General Plan;
- Are extensions of routes shown on scenic highway elements of city plans, considered to be of county-wide interest;
- Are entry routes to the County.

VI. Scenic Highway Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

Goals & Objectives	Standards, Criteria & Descriptions	CN	ICN	N/A	Comment(s)
SAN DIEGO COUNTY SCENIC HIGHWAY SYSTEM PRIORITY LIST					
Criteria for establishing the Scenic Highway System Priority List, which serve as a basis for initiating specific corridor studies, are: <ul style="list-style-type: none">Routes traversing and providing access to major recreation, scenic or historic resources;Routes traversing lands under the jurisdiction of public agencies;Routes supported by significant local community interest;Routes offering unique opportunities for the protection and enhancement of scenic recreational and historical resources.					
OFFICIAL SCENIC HIGHWAYS					
<ul style="list-style-type: none">State Route 78, from the western to the eastern boundary of Anza-Borrego Desert State Park (18.2 miles);State Route 125, from State Route 94 north of Interstate 8 (2 miles)			X	The Project Site is not visible from the identified official scenic highways.	
FIRST PRIORITY SCENIC ROUTES					
<ul style="list-style-type: none">Highway 101, from Del Mar city limits north to Carlsbad city limits;Manchester Avenue, from Highway 101 north to El Camino RealEl Camino Real (S11), from Manchester Avenue north to State Route 76, excluding portion within cities of Carlsbad and Oceanside;SR76, from El Camino Real east to I-15, excluding portion within City of Oceanside;SR79 from I-8 north to intersection of Sunrise Highway, including portion through Cuyamaca State Park;Bonita Road, San Miguel, Guajolote and Sweetwater River Roads (SO2126) from I-805 to SR94, excluding portion within City of Chula Vista.			X	The Project Site is not visible from the first priority scenic routes.	
SECOND PRIORITY SCENIC ROUTES					

VI. Scenic Highway Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Descriptions</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
<ul style="list-style-type: none"> • North Santa Fe Avenue and Osborne Street from Oceanside city limits, east to Vista Way; • Gird Road, Reche, Live Oak Park and Mission Roads from SR76 to I-15; • Tecate Rd from Mexican border, north to SR94; • SR76 from East Grade Road, east to SR79; • Telegraph Canyon/Otay Lakes Roads from Chula Vista city limits, east to Proctor Valley Road; • Via de la Valle, El Escondido, Del Dios (S6) Highway from Hwy 101, north to Via Rancho Parkway; • I-8 from El Cajon city limits to SR79; • Lake Wholford Road from Valley Center Road, east to Guejito Road; • SR78 from Via Rancho Parkway to SR79, excluding portion within City of San Diego; • Soledad and San Vicente Freeways from San Diego city limits to State Route 67; • Willow Road and El Monte Road from SR67 to the southern end of El Capitan Reservoir; • Proctor Valley Rd from Otay Lakes Rd to SR94; • SR79 and Sunrise Highway from Wynola South to Recreational Parkway; • Potrero Valley Road from SR94 to Potrero County Park; • Lake Morena Drive from Buckman Springs Road, north to Morena Lake; • Oak Drive from Lake Morena Drive, north to Buckman Springs Road. 				X	The Project Site is not visible from the second priority scenic routes.
THIRD PRIORITY SCENIC ROUTES					
<ul style="list-style-type: none"> • I-15 from SR76, north to Riverside County line; • Mission Road and Green Valley Road from SR76, north and east to Gird Road; • Otay Lakes Road from Proctor Valley Road, east to SR94; • Honey Springs Road, from SR94 to Lyons Valley Road; • La Costa Blvd from I-5 to El Camino Real; • Vista Way, Oransby Street, Gopher Canyon Road, Old Castle Road, Lilac Road and Valley Center Road, from Vista city limits to SR76; 		X			The Proposed Project is processing a visual impact study to minimize the visual impacts from receptors along I-15, which is approximately one-quarter mile to the west of the Project Site. Design aspects including extensive landscaping, prohibiting hilltop construction, conservation of agricultural groves and locating roads along natural contours to minimize visual impacts from receptors along I-15.

VI. Scenic Highway Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Descriptions</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
<ul style="list-style-type: none"> • Lake Wohlford Road from Gujito Road, north to Valley Center Road; • Twin Oaks Valley Road from Gopher Canyon Road to San Marcos city limits; • Proposed extension of Twin Oaks Valley Road from San Marcos city limits to Camino Del Norte; • Proposed extension of Camino Del Norte from El Camino Real to Del Dios Highway; • Via Rancho Pkwy from Del Dios Hwy to SR78, excluding cities of Escondido and San Diego; • Bear Valley Rd and SR78 from Valley Center Rd to Via Rancho Parkway; • SR125 from International border north to Telegraph Canyon Road; • I-5, from Carlsbad city limits to San Diego city limits; • Espola Rd from San Diego city limits to Sorrento Freeway; • Sorrento Freeway from Espola Rd to SR67; • SR67 from Soledad Freeway to Anza Expressway, from SR67 to SR78; • SR78, from Wynola to western boundary of Anza-Borrego Desert State Park; • SR78, from eastern boundary of Anza-Borrego Desert State Park to Imperial County line; • Black Mountain Road, between north San Diego city limits (west of Rancho Bernardo); • Old Overland Stage Route (S2) from Imperial County line north to SR78; • Recreation Park Road, from I-8 north to SR79; • San Felipe Road, Montezuma Valley Road, Hoberg Road and Truckhaven Trail (S22) from SR79 east to Imperial Count line; • I-5, from Oceanside city limits north to Orange County line; • San Vicente Road, Conejos Valley Road, Goudie Road, Boulder Creek Road and Viejas Blvd from Anza Expressway to SR79; • Old State Route 79 loop to Warner Springs, from SR79 to SR79; • I-8, from SR79 east to Imperial County line; • Pomerado Rd and Beeler Canyon Rd (SA 780), from San Diego city limits to proposed SR125; 					<p>While portions of Proposed Project would be visible from within the I-15 viewshed, over time the Proposed Project will be integrated into the existing visual environment to the greatest extent possible through landscaping and screening to buffer the Proposed Project from view and create interruptions in the horizontal pattern of development. As the canopy of proposed vegetation develops it will increasingly relate in color, form, texture and line, with the patterns of the existing hillsides and agricultural groves. These physical changes, as a result, would not adversely affect the viewshed of the I-15 corridor and would not result in significant adverse visual impacts to views from I-15.</p>

VI. Scenic Highway Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Descriptions</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
<ul style="list-style-type: none"> • SR94, from SR125 to I-8; • Lyons Valley Road (SA 390, SA 410), Pine Creek Trail, Morena Stokes Valley Road and Buckman Springs Rd, from SR94 to Oak Drive; • Buckman Springs Rd, from Lake Morena Drive to SR94; • Japatul Rd, from Lyons Valley Rd (SA390/410) to I-8; • Highland Valley Road, between city limits east of Lake Hodges; • El Monte Park Road, from southern end of El Capitan Reservoir to I-8; • Harvest Road and Otay Freeway, from International border to Proctor Valley Road; • Canfield Road, Divide Drive and Oak Grove Road, from SR76 to SR79. 					

VII. Public Safety Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Policies and Relevant Findings²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
CHAPTER 1: INTRODUCTION					
Goal 1: Minimize injury, loss of life and damage to property resulting from fire, geologic or crime occurrence.		X			Substantial brush management actions in the form of brush clearance zones and/or existing agriculture are included in the Proposed Project's FPP and have been approved by the local fire district. The existing fire station located in Pala Mesa Village is within a 5 minute or less response time. All graded slopes will be compacted and planted to prevent landslide or drainage issues. The southerly portion of the Project Site is currently within the Lake Henshaw dam inundation zone; however, the Proposed Project does not include any unique institutions within this area. These measures, among others, will minimize injury, loss of life and damage to property. Three egress routes are incorporated (north to Stewart Canyon Road along Horse Ranch Creek Road, south to SR-76 along Horse Ranch Creek Road, and west to Old Highway 395 along Street R/AKA Pankey Place to Pala Mesa Drive) as well as a fire access road to the east connecting to Rice Canyon.
Goal 2: Maximize public safety factors in the physical planning process.		X			Public safety factors have been maximized in the physical design of the subdivision. One example of this is the Proposed Project's conceptual landscaping plan. Landscaping is incorporated between the neighborhood park and the primary boulevard. Trails and walkways are landscaped and setback from vehicles and roadways. Neighborhood pathways and roads will be lighted to enhance a safe environment.

¹ The purpose of the Public Safety Element is to introduce safety considerations into the planning and decision-making processes in order to reduce the risk of injury, loss of life and property damage associated with the hazard identified in the Element. It should be recognized that the scope of the Public Safety Element is broad and the availability of data in many of the subject fields is limited. For these reasons, the Public Safety Element should not be considered as the final work in safety planning but rather, it should be seen as a foundation to be strengthened and built upon in the future.

² The text of the Public Safety Element provides numerous policies based upon the four areas of public safety and then provides action programs for achieving the County's policies. These action programs are omitted herein as they outline actions that the County, not the developer, may take to achieve the stated policies. In the case that an action program purports action by the developer, these measures have been included in this matrix.

VII. Public Safety Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Policies and Relevant Findings²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Goal 3: Optimize organization and delivery of emergency services upon occurrence of fire, geologic activity or crime.		X			Optimal organization and delivery of emergency services will be achieved through the aligning and planning of the roads in order to minimize response times.
CHAPTER 2: FIRE HAZARDS					
POLICIES					
	Policy 1: The County shall seek to reduce fire hazards to an acceptable level of risk. ³	X			The County has implemented a review procedure to require FPPs for all development proposals. The Proposed Project's FPP has been prepared in coordination with the NCFPD and will be reviewed by the NCFPD and the County.
	Policy 2: The County will consider site constraints in terms of fire hazards in land use decisions. Within designated areas where population or building densities may be inappropriate to the hazards present, measures will be taken to mitigate the risk of life and property loss.	X			The Proposed Project is large enough to accommodate all of the brush management zones. Adequate brush management zones have been proposed to mitigate development near brush covered hillsides and intervening canyons. A less than 5-minute response time has been provided for fire services, along with three egress routes and a fire access road connecting to Rice Canyon Road to the east. Fire-resistant construction will also be utilized in all structures.
	Policy 3: The County will support the planning and coordinate implementation of a countywide fuel break and fuel management system.	X			The County has implemented a review procedure to require FPPs for all development proposals. Substantial brush management actions in the form of brush clearance zones and/or existing agriculture are included in the Proposed Project's FPP. This FPP will be reviewed by the County and the NCFPD.

³ The guidelines define “acceptable risk” as: “The level of risk in which no specific action by local government is deemed necessary to protect life or property.”

VII. Public Safety Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Policies and Relevant Findings²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 4: The County will support the improvement of the delivery of fire protection services through functional cooperation of fire agencies and seek political consolidation which may lead to a unified countywide fire protection system.	X			Continued cooperation between the Applicant, the County and the local fire district will ensure the improvement of delivery of fire protection services.
	Policy 5: The County will expand its database on fire hazards including the history of past fires, potential fire, hazardous conditions and new techniques in fire suppression and prevention and related disciplines. It will also utilize other available databases such as the State's recently initiated California Fire Incident Reporting System (CFIRS) program.			X	This policy requires action by the County and does not imply action by the Applicant.
CHAPTER 3: GEOLOGIC HAZARDS⁴					
POLICIES					
	Policy 1: The County will establish standards and criteria to reduce geologic hazards and enforce them by adopting new codes and ordinances or strengthening existing ones.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 2: The County will continue to pursue erosion and landslide control programs through such means as: strict enforcement of the grading ordinance, continued support of the floodplains zoning program and by requiring soils and geologic reports in hazardous areas.			X	This policy requires action by the County and does not imply action by the Applicant.

⁴ The implementation measures for the geologic hazards section of the Public Safety Element are identified in the Seismic Safety Element (1.2, 1.3, 1.5, 1.8, 1.9, 2.1, 2.5, 3.1 and 4.1) and the Conservation Element (9.1, 10.1, 12.1 and 18.1).

VII. Public Safety Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

Goals & Objectives¹	Policies and Relevant Findings²	CN	ICN	N/A	Comment(s)
	Policy 3: The County will expand research in the field of geologic safety.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 4: The County will seek the cooperation and coordination of all jurisdictions and agencies involved in the mitigation of geologic hazards.			X	This policy requires action by the County and does not imply action by the Applicant.
CHAPTER 4: CRIME PREVENTION					
POLICIES					
	Policy 1: Encourage and support continued research and the use of new design concepts and technological improvements for the prevention of crime.	X			The County Sheriff's Department's long range plans call for locating a Sheriff's substation in the immediate area that will utilize design concepts and technological improvements for the prevention of crime. At the current time, the County Sheriff's Department has identified the need for a new, full-service North County Sheriff's Station, within the I-15 Corridor. At this time, the Sheriff's Department has not determined the exact location of this Station, but has indicated a general location for the Station could be at the I-15/SR-76 Interchange. Therefore, since the location of a future North County Sheriff's Station is unknown at this time, it is not possible to analyze the impacts of the changes to the physical environment, due to the construction of this station.
	Policy 2: Encourage crime prevention through the planning process by establishing specific design criteria and standards to be used in the review of land use development.	X			The Proposed Project will be a safe and secure residential neighborhood through the use of fences and low wattage lighting in common areas. However, exceedingly high walls, fences and neighborhood entry gates are not proposed.
EMERGENCY SERVICES⁵					

⁵ The Emergency Services Chapter consists of two sections: Emergency Medical Services (EMS) and Other Emergency Services. The EMS section is concerned with the delivery of adequate emergency medical aid. This aid is intended for those individuals who are in need of immediate medical attention, due to injuries resulting from fires, geologic activities or crime as well as due to accidents or illnesses. The section on Other Emergency Services relates to emergency telephone communications (911 System) and emergency services planning for major disasters.

VII. Public Safety Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Policies and Relevant Findings²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
POLICIES (EMS)					
	Policy 1: The County will establish and support a comprehensive emergency medical services system which coordinates regional resources to meet or exceed the criteria and standards for such a system.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 2: The County shall encourage and support continued research and use of new technology to achieve an optimal level of emergency medical services.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 3: The County will encourage and support measures which are necessary for the upgrading of ambulance services and training of emergency medical personnel.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 4: The County will encourage and support the establishment and continued improvement of a Countywide emergency telephone communications system (911) in order that there be a minimal time lag between the occurrence of an incident and the dispatching of emergency units.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 5: The County will maintain and improve the 1973 County of San Diego Emergency Plan.			X	This policy requires action by the County and does not imply action by the Applicant.
POLICIES (Interrelated Public Services)					
	Policy 6: The County will continue to support and expand public information programs related to the public hazard presented in this Element. Where it has no authority to direct, the County will encourage and support public service announcements, particularly via television during prime viewing time.			X	This policy requires action by the County and does not imply action by the Applicant.

VIII. Noise Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Objective 1: Establish a coordinated set of policies and noise standards for the reduction of irritating and harmful effects of noise to people within the County of San Diego through effective planning, and, if necessary, regulation.				X	This policy requires action by the County and does not imply action by the Applicant.
Objective 2: Protect and enhance the County's acoustical environment by simultaneously controlling noise at its source, along its transmission paths and at the site of the ultimate receiver.	First priority shall be given to residential areas to assure an environment free from excessive or damaging noise. Control of noise at its source shall be given priority over changes to residential structures or neighborhoods where practical.	X			Noise at source: The Applicant is placing the existing 69kV line bisecting the Site underground, so it won't make any noise. The design speed of the main boulevard and primary access road has been reduced to 40mph to minimize noise levels from automobiles. Transmission path: The Proposed Project is minimizing the impact from traffic noise through the use of noise berms and barriers. Receiver: Through design and topography, the Proposed Project has located public areas behind buildings or other structures.
COUNTY POLICIES AND BASIC GOVERNMENTAL PROGRAMS					
Policy 1	Establish and support a coordinated program to protect and improve the acoustical environment of the County.			X	This policy requires action by the County and does not imply action by the Applicant.
Policy 2	Continue to support by official advocacy the control of noise sources through legal regulation and cooperative government efforts.			X	This policy requires action by the County and does not imply action by the Applicant.

¹ The purpose of the Noise Element is to prescribe programs aimed at reducing adverse noise levels in the County by adopting policies which will further improve planning, building and development practices. The Noise Element adds land use constraints to the General Plan and supersedes all other elements on the subject of noise.

VIII. Noise Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Policy 3	Establish a coordinated program within the Environmental Development Agency and Public Works Agency to maximize efforts to deamplify noise along its transmission path.			X	This policy requires action by the County and does not imply action by the Applicant.
Policy 4a	Insure acceptable noise levels at the receiver's site by incorporating appropriate regulations and standards in the County's development policies and ordinances.			X	This policy requires action by the County and does not imply action by the Applicant.
Policy 4b	1. Whenever it appears that new development may result in any (existing or future) noise sensitive land use being subject to noise levels of CNEL equal to 60 decibels or greater, an acoustical analysis shall be required.	X			A noise study was prepared and identifies noise mitigation measures to reduce noise levels at noise sensitive areas. Mitigation will ensure that noise levels for all noise sensitive areas are equal to or less than 60 dB(A).
	2. If the acoustical analysis shows that the noise levels at any noise sensitive land use will exceed CNEL equal to 60 decibels(A) modifications shall be made to the development which reduce the exterior noise level to less than CNEL of 60 decibels(A) and the interior noise level to less than CNEL of 45 decibels(A).				
	3. If modifications are not made to the development in accordance with paragraph 2 above, the development shall not be approved unless a finding can be made that there are specifically identified overriding social or economic considerations which warrant approval of the development without such modification; provided, however, if the acoustical study shows that sound levels for any noise sensitive land use will exceed a CNEL equal to 75 decibels(A) even with such modifications, the development shall not be approved irrespective of such social or economic considerations.				

VIII. Noise Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
<p>“Decibels(A)” refers to A-weighted sound levels as noted on page VIII-2 of this Element</p> <p>“Development” means any physical development including but not limited to residences, commercial, or industrial facilities, roads, civic buildings, hospitals, schools, airports, or similar facilities.</p> <p>“Exterior Noise”</p> <p>(a) For single-family detached dwelling projects, “exterior noise” means noise measured at an outdoor living area which adjoins and is on the same lot as the dwelling, and which contains at least one of the minimum area:</p> <p>(i) Net lot area up to 4,000 sq. ft.: 400 square feet</p> <p>(ii) Net lot area 4,000 square feet to 10 ac.: 10% of net area</p> <p>(iii) Net lot area over 10ac.: 1 ac</p> <p>(b) For all other projects, “exterior noise” means noise measured at all exterior areas which for group or private usable opens spaces purposes.</p> <p>“Group or Private Usable Open Space” shall mean: Usable open space intended for the commons use by occupants of a development, either privately owned and maintained of dedicated to a public agency, normally including swimming pools, recreation courts, patios, open landscaped areas, and greenbelts with pedestrian walkways and equestrian and bicycle trails, but not including off-street parking and loading areas or driveways (Group Usable Open Space); and usable open space intended for the use of occupants of one dwelling, normally including yards, decks and balconies (Private Usable Open Space).</p> <p>“Interior noise”: The following exception shall apply: For rooms which are usually occupied only a part of the day (schools, libraries, or similar), the interior one-hour average sound, due to noise outside, should not exceed 50 decibels.</p> <p>“Noise sensitive land use” means any residence, hospital, school, hotel, resort, library or any other facility where quiet is an important attribute of the environment.</p>		X			<p>A noise study has been prepared and includes noise mitigation measures to reduce noise levels to less than 60 dB(A) in noise sensitive areas per Policy 4(b). The one-hour interior average sound level will not exceed 45 dB(A) for residential uses.</p>
Other Existing Noise Control Laws and Regulations²					

² These summaries give some idea of the content of each statute or administrative regulations but should not be interpreted as fully setting forth the existing legal requirements. This matrix only includes the noise control laws and regulations accompanied by specific standards.

VIII. Noise Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
County of San Diego Noise Ordinance	Section 36.404 contains sound level limits for the County of San Diego based upon zone designations. (See Table 1 of Noise Ordinance). One-hour average sound level limits for residential: between 7am and 10pm is 50 decibels and between 10pm and 7am is 45 decibels.	X			The Applicant's noise study concludes that the one-hour average sound level limits for residential areas are met.
	Section 36.410 governs permissible construction noise level limits such that no equipment or combination thereof, regardless of age or date of acquisition, "shall be operated so as to cause noise at a level in excess of 75 dB(A) for more than 8 hours during any 24-hour period when measured at or within the property lines of any property which is developed and used whether in part or in whole for residential purposes."	X			Construction noise level limits will not be exceeded and equipment will not be operated outside the hours specified in the County Noise Ordinance.
California Code of Regulations, Title 24 (Building Standards Code)	The California Commission of Housing and Community Development formally adopted noise insulation standards in 1974. The Building Standards Commission approved revisions to these standards in 1988 and they were incorporated into Title 24 of the California Code of Regulations. According to these revisions, Title 24 establishes an interior noise standard of 45 dB(A) CNEL. Acoustical studies must be prepared for residential structures located within noise contours of CNEL 60 dB(A) or greater from freeways, major streets, thoroughfares, rail lines, rapid transit lines or industrial noise sources. The studies must demonstrate that the building is designed to reduce interior noise to CNEL 45 dB(A) or lower. If interior noise levels are met by requiring that windows be sealed or closed, the structural design must specify ventilation or air-conditioning system.	X			An interior noise analysis will identify various construction methods and design techniques to ensure that the interior noise standards are met. Construction material techniques include thicker windows, enclosed outside areas and locating openings toward the interior of the lots.

VIII. Noise Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
California Health and Safety Code (and California Noise Control Act)	Sections 17922.6 and 17922.7 require the Commission of Housing and Development to adopt regulations establishing uniform minimum noise insulation standards for hotels, motels, apartments and dwellings other than detached single-family dwellings. Counties must adopt the same or stricter standards. Sections 46000 through 46080 establish the California Noise Control Act in order to effectively coordinate with State activities in noise control and protect health and welfare of its citizens.	X			The proposed multi-family residences will meet the stricter standards as adopted by the Commission of Housing and Development.
Administrative Code, Title 25, Chapter 1, Subchapter I, Article 4, Section 1096	This section establishes noise insulation standards for interior wall and floor to ceiling assemblies in new hotels, motels, apartments and dwellings other than detached single-family dwellings. Basic design standards are Sound Transmission Class of 50 for walls and Impact Insulation Class of 50 for floor-ceiling assemblies. Section 1096 also states that residential structures located within an annual CNEL of 60 dB(A) from transportation noise should be designed so that interior noise levels with windows closed do not exceed CNEL 45 dB(A).	X			An interior noise analysis will identify various construction methods and design techniques to ensure that the interior noise standards are met. Construction material techniques include thicker windows, enclosed outside areas and locating openings toward the interior of the lots.

IX. Housing Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies¹</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Goal 1: Assist housing developers by ensuring that new residential construction will be made available to meet the needs of the region if adequate public services and facilities are in place. The County shall encourage and facilitate a variety of housing and tenancy types and price ranges throughout the region.		X			The Proposed Project includes three different housing product types to provide a variety of housing, tenancy types and price ranges to meet the needs of the region. Adequate public services and facilities will be in place to accommodate the new residential construction.
Goal 2: Assist housing developers in providing adequate affordable shelter within an adequate living environment to all households in the region where public services and facilities are available; maximize the use of all Federal and State programs available to the region to provide housing for very low and low-income households; and encourage joint efforts by the region's jurisdictions and the County to accommodate their share of the regional housing need.				X	This goal requires action by the County and does not imply action by the Applicant.
Goal 3: Assist housing developers through the expeditious processing of all ministerial and discretionary land use permits.				X	This goal requires action by the County and does not imply action by the Applicant.

¹ The text of the Conservation Element provides numerous policies based upon various areas of conservation and then provides action programs for achieving the County's policies. These action programs are omitted herein as they outline actions that the County, not the developer, may take to achieve the stated policies. In the case that an action program purports action by the developer, these measures have been included in this matrix.

IX. Housing Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies¹</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Goal 4: Maintain housing stock in good repair and protect residential communities from deterioration. All neighborhoods should have adequate and coordinated public and private services and facilities, clean air, quiet and pleasant surroundings, reasonable assurance of safety and security and a sense of community life.		X			AHOA will be formed to ensure that the housing is maintained in good repair and to avoid deterioration. The Proposed Project will include a designated elementary school site, a neighborhood park and miles of connecting trails and pathways which lead to the transit service areas and the County's proposed San Luis Rey River Park. An air quality study and a noise analysis have been prepared to ensure that residents will benefit from clean air and quiet and pleasant surroundings. The Proposed Project will include several design measures to assure residents a sense of safety and security, including outdoor lighting and fencing.
	Policy 1: Increase the Supply of Safe, Sanitary and Affordable Housing. Utilize all means possible to make available safe, sanitary, decent and affordable housing that is consistent with all other elements of the General Plan. These means shall include but are not limited to the powers of the County Department of Housing and Community Development (HCD); the Housing Authority of the County of San Diego; the Redevelopment Authority of the County of San Diego; the Department of Planning and Land Use; and the County of San Diego to expend funds to support affordable housing developments.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 2: Non-Profit Housing Organizations. Assist non-profit housing organizations in the development of affordable housing for very low and low-income households.			X	This policy requires action by the County and does not imply action by the Applicant.

IX. Housing Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies¹</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 3: Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs. Allocate CDBG and HOME funds to promote various housing programs that will increase affordable housing opportunities in the unincorporated area.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 4: Housing for Persons with Disabilities. Promote developer understanding and compliance with Federal and State statutes regarding accessibility requirements within residential developments.	X			The Proposed Project will be in 100% compliance with ADA and accessibility requirements.
	Policy 5: Farm Employee Housing. Promote and facilitate affordable housing opportunities for agricultural workers and their families.			X	There will be no farms located on the Site, except the remaining groves. No farm employee housing will be retained on the Site.
	Policy 6: Shared Housing. Support efforts to provide affordable shared housing for special needs groups, such as the elderly, young adults, the disabled and others.			X	The Proposed Project does not include designated shared housing units for special needs groups.
	Policy 7: Homeless Services. Support provisions for temporary housing for the homeless and others in distress. This policy supports the County goal of providing shelter for all economic segments in the unincorporated area while reducing alienation toward the homeless.			X	The Proposed Project does not include provisions for temporary housing for the homeless and others in distress.

IX. Housing Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies¹</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 8: Facilitate the Retention of the Existing Supply of Low Cost Rental Housing. Facilitate the retention of the existing supply of low cost rental housing by monitoring condominium conversions, discouraging the demolition of low cost units and informing property owners of the potential financial opportunities/incentives that may be utilized to maintain the affordability of low-income units.			X	There are only a few farm-employee homes on the Site that will be removed. There will no longer be farming on the Site. The maintenance of 49.3 acres of tree groves will be outsourced by the HOA.
	Policy 9: Fair Housing Practices and Activities. Promote and facilitate fair housing practices and activities throughout the unincorporated area.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 10: Surplus Properties, Underutilized Sites and Infill Development. Encourage and facilitate the development of affordable housing on suitable surplus properties and underutilized or infill sites in a manner consistent with the County General Plan.	X			The Project Site is a relatively undeveloped property close to the freeway. The Proposed Project will provide a variety of housing types to accommodate varied income households.
	Policy 11: Density Bonuses and Incentives for Developing Affordable Housing. Pursuant to State law, authorize density bonuses and additional incentives for the development of housing that is affordable to very-low income, low-income and senior households.	X			No affordable housing is proposed warranting density bonuses; although, a variety of housing types are proposed to accommodate varied income households.

IX. Housing Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies¹</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 12: Pedestrian-Oriented Mixed Land Uses and Public Transportation. Encourage developers to produce pedestrian-oriented mixed-use areas where feasible in commercial areas, particularly along transit corridors. Developers of mixed-use proposals will also be encouraged to provide amenities that enhance the residential aspects of a development proposal.	X			The Proposed Project is proposing a pedestrian-oriented development, accessible to the nearby transit service areas. An adjacent project involves a mixed-use proposal to which the Proposed Project is accessible through trails and pathways.
	Policy 13: Mobilehome Programs and Services. Preserve and increase the supply of affordable mobilehome opportunities and provide assistance to mobilehome residents, park owners or non-profits interested in providing this type of housing.			X	No mobile homes currently exist on the Site nor are any mobile homes included as part of the Proposed Project.
	Policy 14: Residential Rehabilitation. Promote and support rehabilitation and revitalization strategies aimed at preserving the existing supply of affordable housing.			X	There are only a small amount of farm-employee homes and accessory structures on the Site, which will be removed because there will no longer be a need for on-site farm employees. As a result, no residential structures will be rehabilitated or revitalized.
	Policy 15: Tax-Exempt Mortgage Revenue Bond Financing. Promote developer awareness and participation in the County's tax-exempt mortgage revenue bond financing program.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 16: Housing Development Fund. Provide funding assistance from the County's Housing Development Fund for the development or preservation of affordable housing for very low and low-income households, actively pursue additional Federal and State funding opportunities to expand the Housing Development Fund.			X	This policy requires action by the County and does not imply action by the Applicant.

IX. Housing Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies¹</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 17: Inter-Agency Affordable Housing Development. The Department of Planning and Land Use (DPLU) will work with other County agencies, non-profits and the private sector to assist in developing affordable housing in the unincorporated area.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 18: Private Sector Outreach Program. Continue to provide outreach to the private sector regarding County programs, incentives and other housing-related resources that are available to those interested in developing affordable housing.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 19: Historic and Older Structures. Encourage the renovation of historical and older structures for affordable housing developments.			X	There are some minor historic or older structures on the Site, but these are used currently by farm-employees. There will no longer be a need for on-site farm housing after construction. These structures will be documented as suggested in the Cultural Resources Report.
	Policy 20: Housing Finance Resources. The County Housing Authority and Department of Housing and Community Development (HCD) will provide available financial resources for affordable housing development efforts. Other financial resources will be pursued in order to develop and implement additional rental assistance programs and to leverage existing Federal, State and local funding efforts.			X	This policy requires action by the County and does not imply action by the Applicant.

IX. Housing Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies¹</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 21: Preservation of At-Risk Affordable Housing Developments. Assistance shall be provided to property owners to preserve government assisted housing developments that are eligible to change from low-income to market rate due to subsidy contracts, mortgage prepayment or the expiration of restrictions on use.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 22: Moderate Income Housing Opportunities. Inform interested parties of the opportunity of developing housing that is affordable to moderate-income households through the County's Mortgage Credit Certificate and Second Dwelling Unit programs.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 23: Permit Processing for Residential Developments. Continue to expedite permit processing for housing developments that are all or partially reserved for very low and low-income households; monitor permit processing procedures for residential developments in order to maintain a process that is reliable, consistent and timely for County customers.			X	This policy requires action by the County and does not imply action by the Applicant.

X. Conservation Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies¹</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
CHAPTER 2: GENERAL CONSERVATION					
	Policy 1: The San Diego County General Plan will include provisions for the conservation of natural resources.			X	This policy requires action by the County and does not imply planning or implementation requirements on the developer.
	Policy 2: San Diego County will monitor and issue a public report on the status of natural resources.			X	This policy requires action by the County and does not imply planning or implementation requirements on the developer.
	Policy 3: Maintain an environment data repository. This repository will be composed of significant documents which, in the opinion of County personnel, will aid proponents of projects to better assess the environmental impact of a proposed action.			X	This policy requires action by the County and does not imply planning or implementation requirements on the developer.
	Policy 4: The Resource Conservation Area (RCA) overlay designation, as defined in Policy 2.7 of the Land Use Element, will be applied to appropriate areas throughout the County. The RCA overlay designation is described in the Land Use Element and Conservation Element.			X	The Project Site is not in a Resource Conservation Area.
	Policy 5: Because the Resource Conservation Area map may include some areas which do not contain significant resources, Resource Conservation Areas will be adopted, implemented and precisely delineated through a five phased program (actions need not always be sequential). (Guidelines for each phase are outlined in the Conservation Element.)			X	This policy requires action by the County and does not imply planning or implementation requirements on the developer.

¹ The text of the Conservation Element provides numerous policies based upon various areas of conservation and then provides action programs for achieving the County's policies. These action programs are omitted herein as they outline actions that the County, not the developer, may take to achieve the stated policies. In the case that an action program purports action by the developer, these measures have been included in this matrix.

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<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies¹</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
CHAPTER 3: WATER					
WATER SUPPLY	Policy 1: Regional estimates of the need for water should be based on land use and population projections derived from the General Plan.	X			The Proposed Project's land use and population projections are consistent with the County's General Plan Update. The Proposed Project's application, when approved, will also amend the County's existing General Plan to establish consistency with that Plan. Therefore, consistency should exist between required estimates for water use and General Plan land use and population projections.
	Policy 2: Decisions regarding the location, size and timing of service extensions will be in conformance with adopted growth management policies.	X			The water supply service extensions will be assured prior to approval of the Proposed Project's first final map.
	Policy 3: The County shall support programs which assure an adequate supply and quality of water to meet the present and future population needs and to ensure this water is provided in concert with environmental and growth management policies.	X			The SDCWA has identified in its five year Urban Water Management Plan a sufficient water supply for near term annexations. The Proposed Project has been so identified as one of the near-term annexations into the SDCWA. Therefore an adequate supply of water will be available to meet the present and future population needs.

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<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies¹</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 4: Reduce local reliance on imported water.	X			To reduce local reliance upon imported water, the Proposed Project will include use of recycled water for irrigation of ornamental landscaping, medians, parks, HOA common areas, etc. Groundwater usage is not proposed except during the drier months as a secondary source of irrigation for retained agricultural groves and common area landscaped slopes.
	Policy 5: Water distribution systems should be designed and constructed to economically accommodate future use of reclaimed or desalinized water when technologically and economically feasible. Construction of such compatible distribution systems may be less costly than future costs of modifying existing systems to accommodate other water sources.	X			The Applicant proposes to design and construct concurrently with site development a reclaimed water system to irrigate on-site ornamental landscaping, parkways, medians, parks and HOA common landscaped areas. Desalinized water may become available from a MWD via water transfer agreements the MWD enters into with the Poseidon desalinization project.
	Policy 6: Conserve groundwater resources in areas where imported water is not available. The management objectives will be: <ul style="list-style-type: none"> • Cumulative groundwater extraction will not exceed the short-or long-term groundwater resources of the area; • Cumulative groundwater extraction will not significantly adversely affect flora, fauna, springs, streams or nearby water rights of property owners; • Aquifers underlying the project site will be capable of supplying the water required; and • Groundwater quality will not be significantly degraded by surface or subsurface discharge of wastewater. 	X			The Proposed Project does not propose to use groundwater except during the drier months as a secondary source of irrigation for agricultural groves retained on-site and common area landscaped slopes. There is an ample supply of groundwater in the area, to which the Proposed Project has rights to use on-site. Groundwater has historically been utilized in this area without supplementation by imported water. Continued, but reduced use of groundwater will not adversely affect biology or nearby owners' water rights.

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<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies¹</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
WASTEWATER DISPOSAL	Policy 7: Encourage sewage treatment agencies in the same drainage basin to jointly plan and implement wastewater treatment programs. The Santa Margarita and San Luis Rey Watershed Planning Agency could serve as a model of such cooperative planning and programming.	X			A WWTP is proposed in conjunction with the Proposed Project. The MWD identified by LAFCO as the most appropriate District to provide service will own and operate the plant after construction.
	Policy 8: Wastewater discharges shall not adversely affect the beneficial uses of receiving water. Wastewater discharged to estuaries, wetlands or the ocean should be treated or so dispersed that beneficial uses of the receiving water are maintained or improved.	X			Wastewater will be treated to the level necessary to create recycled water for irrigation purposes. No wastewater is proposed to be discharged into estuaries, wetlands or the ocean. Wastewater discharge, if any, will be controlled by the MWD and must comply with federal and state requirements to avoid any potential for contamination of estuaries, wetlands and the ocean.
	Policy 9: Encourage sewage treatment agencies to research and utilize improved technologies and methods of sewage treatment and that the Health Care Agency is requested to give favorable consideration to methods other than ocean outfall and septic tanks.	X			The exact method and technology of treatment will be developed in conjunction with the MWD and will utilize the most recent approved technology and methods. No ocean outfall or septic tanks are proposed for the Proposed Project.
	Policy 10: Storm drain run-off should be planned and managed to minimize water degradation, to reduce the waste of fresh water, to enhance wildlife and to reduce the impact of erosion.	X			The Applicant is required to obtain approval for a stormwater management plan and drainage plan which will prevent water degradation, erosion and the waste of fresh water.
	Policy 11: The County will encourage projects which will promote the reclamation and reuse of wastewater. Such projects will be given funding priority in all water management programs.	X			The Applicant proposes reclamation and reuse of wastewater with recycled water technology to irrigate the common landscaped areas.

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	Policy 12: The County endorses the management principles from the Regional Water Quality Control Boards—Comprehensive Plans.	X			The Proposed Project will comply with the requirements of the Regional Water Quality Control Board.
	Policy 13: Decisions regarding the location, size and timing of wastewater service extensions should be in conformance with adopted urban development policies contained in all elements of the General Plan and current growth policies. Sewer service expansion shall be coordinated with the extension of other needed services and facilities.	X			The decision regarding the location, size and timing of wastewater service extensions have taken into account the urban development policies throughout the General Plan and the General Plan Update. Sewer service expansion has been coordinated with other services and facilities and adjacent existing MWDs.
	Policy 14: Prior to the approval of tentative maps, a letter must be provided by all affected sewage treatment agencies indicating the current unencumbered capacity and existing total capacity of their major facilities. For projects requiring an environmental impact report, this information must be a part of this report.	X			The Proposed Project's EIR will include a detailed and comprehensive plan for siting and sizing a wastewater treatment facility. The MWD that LAFCO will identify as the most logical and efficient District to provide service to the Proposed Project will operate the plant after it is constructed by the Applicant.
	Policy 15: Modify regulatory procedures to prevent surface and groundwater pollution which results from failure of subsurface sewage disposal.	X			No subsurface sewage disposal is proposed by the Proposed Project. The Proposed Project will prevent surface and groundwater pollution through use of the latest technologies supported by local MWDs.

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DRAINAGE AND FLOOD CONTROL	Policy 16: Nonstructural flood protection methods will be used whenever practical for the conservation of floodplains.	X			<p>A portion of Planning Area 1 is located within the fringe of the existing 100-year Horse Ranch Creek and San Luis Rey River floodplains. The southern portion of Planning Area 1 is adjacent to San Luis Rey River and the western portion of Planning Area 1 is adjacent to Horse Ranch Creek. Due to the re-alignment of SR-76, a Conditional Letter of Map Revision (CLOMR) was submitted to the County and the Federal Emergency Management Agency (FEMA). The CLOMR was approved and issued on November 22, 2005 (Case Number 05-09-1045R). Based on the proposed SR-76 realignment and the associated hydraulic analysis, the CLOMR proposes that the northern limit of the San Luis Rey floodplain will be revised to be relocated immediately south of the new SR-76 alignment. Thus, it will no longer impact the southern portion of Planning Area 1 or the proposed alignment of SR-76. The Horse Ranch Creek floodplain is currently not defined by FEMA, however 100-year existing and proposed floodplain analysis have been performed for the portion of Horse Ranch Creek adjacent to the Proposed Project. Based on the hydraulic analysis it has been determined that Planning Area 1 impacts the eastern fringe of the 100-year floodplain. To mitigate for the Proposed Project's impact to the floodplain and not adversely impact adjacent and upstream property owners, the proposed grades associated with Planning Area 1 are significantly above the 100-year water surface elevations.</p>

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	Policy 17: Where nonstructural flood protection methods are not practical because of the value of previous urban development, concrete lined channels will be used only if all other structural methods are impractical.			X	There is no previous urban development in this area and the Proposed Project will not utilize any concrete lined channels.

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	Policy 18: The County will prevent filling or construction in the floodway. Uses such as sand extraction, recreational activities and agricultural pursuits may be exceptions to this policy.			X	The Proposed Project does not include fill in any floodway. A portion of Planning Area 1 is located within the fringe of the existing 100-year Horse Ranch Creek and San Luis Rey River floodplains. The southern portion of Planning Area 1 is adjacent to San Luis Rey River and the western portion of Planning Area 1 is adjacent to Horse Ranch Creek. Due to the re-alignment of SR-76, a Conditional Letter of Map Revision (CLOMR) was submitted to the County and the Federal Emergency Management Agency (FEMA). The CLOMR was approved and issued on November 22, 2005 (Case Number 05-09-1045R). Based on the proposed SR-76 realignment and the associated hydraulic analysis, the CLOMR proposes that the northern limit of the San Luis Rey floodplain will be revised to be relocated immediately south of the new SR-76 alignment. Thus, it will no longer impact the southern portion of Planning Area 1 or the proposed alignment of SR-76. The Horse Ranch Creek floodplain is currently not defined by FEMA, however 100-year existing and proposed floodplain analysis have been performed for the portion of Horse Ranch Creek adjacent to the Proposed Project. Based on the hydraulic analysis it has been determined that Planning Area 1 impacts the eastern fringe of the 100-year floodplain. To mitigate for the Proposed Project's impact to the floodplain and not adversely impact adjacent and upstream property owners, the proposed grades associated with Planning Area 1 are significantly above the 100-year water surface elevations.

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	Policy 19: Setbacks from minor streams shall be required for all new structures. Setback requirements to prevent structures from flooding could be substituted for front or rear yard setbacks.			X	No natural streams are located on the Project Site. There is a wetland area off-site to the west, to which the Proposed Project will provide an adequate wetland buffer.

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	Policy 20: The County will retain the present policy and program of delineating floodplains and applying floodplain overlay zoning to them.			X	<p>A portion of Planning Area 1 is located within the fringe of the existing 100-year Horse Ranch Creek and San Luis Rey River floodplains. The southern portion of Planning Area 1 is adjacent to San Luis Rey River and the western portion of Planning Area 1 is adjacent to Horse Ranch Creek. Due to the realignment of SR-76, a Conditional Letter of Map Revision (CLOMR) was submitted to the County and the Federal Emergency Management Agency (FEMA). The CLOMR was approved and issued on November 22, 2005 (Case Number 05-09-1045R). Based on the proposed SR-76 realignment and the associated hydraulic analysis, the CLOMR proposes that the northern limit of the San Luis Rey floodplain will be revised to be relocated immediately south of the new SR-76 alignment. Thus, it will no longer impact the southern portion of Planning Area 1 or the proposed alignment of SR-76. The Horse Ranch Creek floodplain is currently not defined by FEMA, however 100-year existing and proposed floodplain analysis have been performed for the portion of Horse Ranch Creek adjacent to the Proposed Project. Based on the hydraulic analysis it has been determined that Planning Area 1 impacts the eastern fringe of the 100-year floodplain. To mitigate for the Proposed Project's impact to the floodplain and not adversely impact adjacent and upstream property owners, the proposed grades associated with Planning Area 1 are significantly above the 100-year water surface elevations.</p>

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	Policy 21: Encourage tax assessments for properties located within the floodways to be commensurate with restriction of permitted use.			X	The Project Site is not within the floodway.
	Policy 22: The County will require flowage easements to be dedicated to the San Diego County Flood Control District at the time of development on all water courses have a tributary drainage area of one or more square miles whenever adequate channel improvements are not provided.	X			Although anticipated to be unnecessary, appropriate flowage easement will be granted, if required by the San Diego County Flood Control District.
WATER BODIES AND WETLANDS	Policy 23: The County will take those actions which will protect and enhance the San Elijo, Batiquitos, Las Pulgas and Santa Margarita Lagoons.			X	The Project Site is not upstream from these lagoons.
	Policy 24: Encourage adequately treated wastewater or imported water at sufficient velocity and volume to flush out the lagoons periodically to enhance lagoon rejuvenation.			X	The Project Site is located in the San Luis Rey River watershed, which creates a small lagoon prior to discharging to the ocean. The Proposed Project is located 16.7 miles direct, or 19.8 miles by way of the River, upstream from the lagoon and will not affect water velocities and volumes at the lagoon because its contributory area is miniscule in comparison to the size of the drainage basin area draining to the lagoon. In addition, the Proposed Project's stormwater management plan will avoid significant effects.
	Policy 25: The filling and dredging of tidal marshes, brackish lagoons, estuaries and sloughs shall not be permitted except as a remedial management technique which would have beneficial impacts on the physical and biological viability of the water body, unless there are significant overriding concerns pursuant to Section 15088 of the guidelines for implementation of CEQA.			X	No tidal marshes, brackish lagoons, estuaries or sloughs are located on or adjacent to the Project Site; therefore, no filling or dredging of these elements is proposed.

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Goals & Objectives	Standards, Criteria & Policies¹	CN	ICN	N/A	Comment(s)
COMPREHENSIVE WATER RESOURCE MANAGEMENT	Policy 26: The County shall attempt to establish regional coordination of water resource management agencies. All agencies dealing with some aspect of water resource management, including: Federal, State and local regulatory agencies; providers of water, sewer, siltation and flood control facilities; and appropriate wildlife management agencies should coordinate their programs to achieve reasonably acceptable objectives.			X	This policy requires action by the County. The Proposed Project does intend to cooperate fully with water resource management agencies to coordinate water supply efforts. Permitting is required prior to construction from the State and Federal agencies.
CHAPTER 4: VEGETATION AND WILDLIFE HABITATS					
NATURAL HABITATS	Policy 1: The County will act to conserve and enhance vegetation, wildlife and fisheries resources. These actions may include land purchases, land use controls such as zoning, the establishment of wildlife preserves under the Williamson Act, purchase at less than fee, and other forms of tax relief.	X			Vegetation and wildlife are being preserved in permanent open space on the Project Site. A Williamson Act preserve has not been established on the Site and one is not proposed.
	Policy 2: San Diego County shall coordinate with appropriate Federal, State and local agencies to conserve areas of rare, endangered or threatened species.	X			The Applicant is participating in the preparation and adoption of the North County MSCP. The conserved natural areas will be a value to the planned regional preserve. The Proposed Project intends to cooperate fully with water resource management agencies to coordinate water supply efforts. Permits from the State and Federal Agencies will be obtained prior to construction.
	Policy 3: The County will use the EIR process to identify, conserve and enhance unique vegetation and wildlife resources.	X			An EIR is being prepared and will address unique vegetation and wildlife resources.
	Policy 4: Wildlife conservation shall be given a high priority in County park acquisition and development programs.			X	The Proposed Project includes a neighborhood park, and additional on-site open space will conserve wildlife.

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	Policy 5: San Diego County shall encourage the use of native plant species in review of landscaping and erosion control plans for public and private projects.	X			The Proposed Project utilizes native plant species in the landscaping and erosion control plan that are consistent with the FPP.
	Policy 6: If a project is determined to have a significant adverse impact on plants and wildlife, an acceptable mitigating measure may be a voluntary donation of land of comparable value to wildlife.	X			A biological technical report has been prepared, which specifies needed mitigation to ensure impacts to wildlife are less than significant. Land is proposed to be preserved on site with additional land to be purchased off-site to satisfy all mitigation needs.
	Policy 7: The County shall establish procedures for acquiring significant wildlife habitats in areas of rapid urban development and areas of projected urban development.	X			The Applicant has completed a biology study and rare or unique plants and wildlife will be preserved in open space. Approximately 44% (171.7 acres) of the Site will be retained in open space. 4.7 acres of pasture and 11.7 acres of riparian habitat off-site will also preserve habitat for grassland and riparian species.
	Policy 8: The County will support legislation which limits the commercial fishing or anchovies to bait fishing in near shore waters.			X	The Project Site is not located near shore waters.
HABITAT MODIFICATION	Policy 9: When significant adverse habitat modification is unavoidable, San Diego County will encourage project designers to provide mitigating measures in their designs to protect existing habitat.			X	The Proposed Project has been designed to avoid significant adverse habitat modification by preserving onsite open space.
	Policy 10: San Diego County shall investigate the establishment of public off-road vehicle (ORV) parks and encourage private ORV parks in appropriate locations. (Same as Soil Policy 12).			X	The Project Site does not propose any ORV parks.

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	Policy 11: Initiate preparation of a regionwide comprehensive fire-fuel management plan.	X			Substantial brush management actions in the form of brush clearance zones and/or existing agriculture are included in the Proposed Project's FPP. As a part of the permitting process, this FPP will be reviewed by the County as well as the NCFPD.
	Policy 12: The County will attempt to identify, reduce and eliminate all forms of pollution which adversely impact vegetation and wildlife.	X			Pollution will be minimized to vegetation and wildlife by the dedication of the separate open space easement on the east side of the Proposed Project. To prevent light pollution, lighting adjacent to the open space will be shielded, unidirectional, low pressure sodium illumination (or similar), and directed away from preserve areas using appropriate placement and shields. To prevent noise pollution, construction noise shall be monitored to verify that noise levels are not adversely affecting behavior and are maintained below applicable thresholds. A Stormwater Management Plan has been prepared for Meadowood, which identifies design features and Best Management Practices (BMP's) that address water quality.

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	Policy 13: Flood control measures shall, whenever practical, utilize natural floodways and floodplains, maintaining riparian habitats and historic stream flow volumes. No structures or excavations which adversely affect floodplain vegetation and wildlife, or decrease their value as migration corridors, should be permitted. (See Water Policy 17 and Policy 25). Encourage the use of flowage and open space easements in floodplains and high value habitat areas for the conservation of vegetation and wildlife.	X			Natural flood control channels are being utilized. Floodplains, natural vegetation and wildlife will not be adversely impacted. Open space easements are being utilized to conserve vegetation and wildlife.
	Policy 14: Sand mining rehabilitation plans shall specifically address the enhancement of vegetation and wildlife. Consider the wildlife value of the original site and the local status of that habitat in reviewing sand and gravel mining permits. Encourage the development of sport fishing facilities where appropriate in sand extraction rehabilitation plans.			X	No sand mining activities are proposed.
	Policy 15: San Diego County shall discourage the use of wild native animals as pets.			X	This policy requires action by the County and does not imply planning or implementation requirements on the developer. The County's current zoning for the Site prohibits the use of wild native animals as pets.
	Policy 16: The County will regulate major land clearing projects to minimize significant soil erosion, destruction of archeological, historic and scientific resources and endangered species of plants and animals.	X			The Applicant will obtain an approved grading permit regulated by the County. The Proposed Project has been designed to minimize impacts to soil erosion, archeological, historic and scientific resources and endangered species of plants and animals.

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	Policy 17: No use or development subject to the San Diego environmental impact review process shall be permitted which in the determination of the Board of Supervisors (or other body which has been delegated decision making authority by the Board) would have significant adverse impacts on: (1) any species of plant or animal identified as rare, endangered or threatened by the State of California or the United States Department of the Interior, or (2) any valuable and unique natural resource or habitat, unless there are significant overriding social and economic concerns. The project sponsor shall demonstrate that no significant adverse impact will incur on such species or provide adequate mitigation measures to protect them.	X			The Proposed Project is processing an EIR. Specific mitigation measures for potential arroyo toad impacts are included within the Biological Technical Report. Mitigation will ensure that no significant adverse impacts on rare, endangered or threatened species, unique natural resources or habitats will occur.
CHAPTER 5: MINERALS					
	Policy 1: The County will, to the extent practicable and appropriate, conserve construction aggregate resources in the entire County to ensure a minimum of 50 years supply.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 2: The County will regulate extraction activities to minimize hazards and conflicts with other land use as well as to preserve and enhance the appearance of the area and to minimize environmental impacts. The County will periodically review extraction operations to ensure that they meet performance standards.			X	The County regulates extraction activities to minimize hazards and conflicts with other land uses and minimize environmental impacts.
	Policy 3: The extractive overlay designation, as defined in Policy 2.6 of the Land Use Element, will be applied to appropriate areas throughout the County. (The extractive designation is described on page 66 of the Conservation Element as well as limitations for this designation.)			X	An extractive overlay designation does not apply to the Project Site.
	Policy 4: The County will manage aggregate resources through a seven phased program, (as described in greater detail on page 67 of the Conservation Element.)			X	The County manages aggregate resources through a permitting process.

X. Conservation Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies¹</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 5: For any given parcel of land, the County intends that progression through each one of the above phases [in policy 4] represents a continually increasing level of commitment to mining as the most appropriate activity.			X	No mining uses are proposed on the Site.
	Policy 6: Major Use Permit conditions of approval will provide for optimum utilization of on-site aggregate resources, long-term permits, site rehabilitation and reuse and minimal environmental disruption.			X	No mining uses are proposed on the Site. A major use permit has been obtained for the Pankey Ranch/Rosemary's Mountain project, adjacent to the Project Site.
OTHER MINERALS	Policy 7: The County will, to the extent possible, protect and preserve mineral deposits and historical mining sites available for necessary commercial extraction and for scientific, educational and recreational uses.	X			Approximately 5.8 acres of alluvial deposits are mapped on the Project Site as MRZ-2. Off-site San Luis Rey River floodplain deposits directly to the south of the Site are mapped as MRZ-2, and are considered to be significant mineral resource deposits. As determined in a Mineral Resources Technical Report, the Proposed Project will not result in the future inaccessibility for recovery (extraction) of on-site or off-site mineral resources above the California Geologic Survey State Geologist threshold values for mineral resources. Therefore, no potentially significant loss of availability of a known mineral resource of value to the region and the residents of the state will occur as a result of the Proposed Project.
UNIQUE GEOLOGICAL FEATURES	Policy 8: The County will, to the extent practical, protect and preserve unique geological features from destruction, damage or loss.			X	No unique geological features have been identified on the Project Site.

X. Conservation Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

Goals & Objectives	Standards, Criteria & Policies¹	CN	ICN	N/A	Comment(s)
	Policy 9: The County will encourage and initiate efforts to recycle waste products as construction materials. Such products include but are not limited to glass, broken concrete, asphalt, asphaltic concrete and compressed trash.			X	This policy requires action by the County and does not imply planning or implementation requirements on the developer. The Proposed Project will recycle waste products, such as construction materials as feasible.
CHAPTER 6: SOIL					
AGRICULTURE	Policy 1: The annual status of the environment report shall include an inventory of areas having a high agricultural potential. The inventory shall consider the relationship between climate, drainage, water availability and soil type. The report shall also estimate the amount and type of gain and loss of these lands within the reporting period.			X	This policy requires action by the County.
	Policy 2: The County will analyze, improve and promote methods for preserving agriculture.	X			The Proposed Project will retain 49.3 acres of agriculture by consolidating development in the western and southern portions of the Site.
	Policy 3: County agencies involved in the preparation or review of EIRs for projects that could have a potentially significant effect on agricultural lands shall refer to the United States Department of Agriculture “Soil Survey” if more detailed data and maps are not available. Although this survey may appropriately be used only as a guide, it will be specifically considered as one component of project review.	X			The affect on agricultural lands on the Project Site has been determined to be less than significant based on the implementation of an open space and agricultural buffer which would allow the continued viability of the agricultural areas.
	Policy 4: The County will utilize existing and evolving geologic, geophysical and engineering knowledge to distinguish and delineate those areas which are particularly susceptible to damage from geologic phenomena. Similar to Seismic Safety Element Policy 2.	X			There are no known faults located on the Project Site. The geologic and geophysical condition will be confirmed during the building permit process.

X. Conservation Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies¹</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 5: The County will seek to preserve natural terrain features through the adoption of appropriate guidelines and regulations.			X	This policy requires action by the County. The Applicant will comply with the appropriate guidelines and regulations implemented by the County.
	Policy 6: The County recognizes the need to assess the physical suitability of a project site for both the proposed use and proposed density.	X			The Proposed Project's design has considered and incorporated the physical suitability of the Project Site for both the proposed use and proposed density.
	Policy 7: The County will seek to implement a grading ordinance which will protect public health and safety, protect property and conserve the visual character of the land.	X			Approval of a grading permit is regulated by the County and is required to protect the public health and safety, protect property and conserve the visual character of the land.
	Policy 8: The County will seek to protect coastal bluffs.			X	The Project Site does not possess any coastal bluffs.
	Policy 9: To prevent erosion and slippage in manmade slopes, approved low maintenance trees, bushes and grasses which establish themselves quickly should be planted.	X			The Applicant is proposing a landscape plan that is consistent with the FPP and designed to prevent erosion and establish trees, bushes, grasses and other landscaping on manmade slopes.
	Policy 10: The County will regulate major land clearing projects to minimize significant soil erosion, destruction of archaeological, historic and scientific resources and endangered species of plants and animals. Same as Vegetation and Wildlife Habitat Policy 16.	X			The Applicant will obtain an approved grading permit regulated by the County and will incorporate measures to minimize impacts to soil erosion, archeological, historic and scientific resources and endangered species of plants and animals.
	Policy 11: San Diego County shall investigate the establishment of public ORV parks and encourage private off-road vehicle parks in appropriate locations. Same as Vegetation and Wildlife Habitat Policy 10.			X	The Proposed Project does not include any ORV parks.

X. Conservation Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies¹</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 12: Soils and geology reports, as required by State and County regulations, when made available to the public, shall have a layman's summary. It shall include: <ul style="list-style-type: none"> • Hazardous or potentially hazardous conditions. • Recommendation to mitigate, or partially mitigate, hazardous conditions. • Suggested maintenance and land management procedures subsequent owners should follow. 	X			A Geotechnical Report and a Phase I Environmental Site Assessment/ Limited Phase II have been prepared. These reports are summarized in the EIR.
CHAPTER 7: ASTRONOMICAL DARK SKY					
	Policy 1: The County of San Diego will act to minimize the impact of development on the useful life of the observatories.	X			The Proposed Project will conform to County's dark sky regulations as outlined in the County's Light Pollution Code.
CHAPTER 8: CULTURAL SITES					
	Policy 1: The County shall take those actions which will seek to conserve and protect significant cultural resources. These actions may include land purchases, land use controls such as zoning, purchase at less than fee, ordinances prohibiting unqualified archaeologists or vandals from excavating or defacing such resources, dedication of open space around cultural resources and the formation of cultural areas to protect those fragile resources.	X			The Project Site contains three loci of a significant cultural site. These will be preserved in open space and capped to ensure that no disturbance will result from project implementation. To protect the resource, signs or other recognition are not proposed for the Site. The historic resources, which are a few older farm houses, will be photographed and documented before demolition and construction.

X. Conservation Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies¹</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 2: Conservation of cultural resources shall be given a high priority in County park acquisition and development programs. The curation and display of recovered resources shall be developed for public education.	X			The local Native American tribes have been consulted and it was decided that the identified cultural resources shall remain in place. Sufficient resources exist to fulfill the public education needs. The historic resources, which are a few older farm houses, will be photographed and documented before demolition and construction.
	Policy 3: San Diego County shall coordinate with appropriate Federal, State and local agencies to conserve cultural resources.			X	The local Native American tribes have been consulted and it was decided that the identified cultural resources shall remain in place. Sufficient resources exist to fulfill the public education needs. The historic resources, which are a few older farm houses, will be photographed and documented before demolition and construction.
	Policy 4: The County will use the EIR process to conserve cultural resources. Public awareness of cultural heritage will be stressed. All information and artifactual resources recovered in this process will be stored in an appropriate institution and made available for public exhibit and scientific review. Action Program 4.1: Include in the EIR a detailed analysis of the nature and extent of potentially adverse impacts on areas of recorded or known cultural value and areas of potential cultural resources value.	X			The local Native American tribes have been consulted and it was decided that the identified cultural resources shall remain in place. Sufficient resources exist to fulfill the public education needs. An analysis of cultural resources is included in the Proposed Project's EIR. The historic resources, which are a few older farm houses, will be photographed and documented before demolition and construction.

X. Conservation Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives</u>	<u>Standards, Criteria & Policies¹</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 5: Encourage use of open space easements in the conservation of high-value cultural resources.	X			Three loci of a significant cultural resource are located on the Project Site. These resources will be capped and placed in open space to ensure its conservation.

Refer to the appendices included in the Conservation Element for supplemental information. Appendix A: Glossary

Appendix B: Habitats of State and Regional Significance

Appendix C: Threatened Wildlife Species of San Diego County (1974)

Appendix D: Preliminary List, Rare, Rare and Endangered & Possibly Extinct Vascular Plants of San Diego County

Appendix E: Sand Strategy—Demand/Supply Metropolitan Market Area

Appendix F: Selected Resource Management Areas

Appendix G: Unique Geological Features

Appendix H: State Guidelines for the Conservation Element

Appendix I: Water Management Agencies

Appendix J: Government Code: Section 6545

Appendix K: Resource Conservation Areas

Appendix L: Soils Maps

XI. Energy Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
CHAPTER 2: GOALS AND OBJECTIVES					
Goal 1: Define and assure adequate energy supplies for San Diego County.				X	This goal requires action by the County and does not imply action by the Applicant.
Goal 2: Encourage the utilization of alternative passive and renewable energy resources.				X	This goal requires action by the County and does not imply action by the Applicant.
Goal 3: Maximize energy conservation and efficiency of utilization.		X			Outdoor and indoor shaded areas have been integrated into the design of the two multi-family planning areas. Large residential parking lots have been avoided and planting throughout the Site will provide comfortable living spaces, while reducing energy consumption. In addition, an internal trail system would reduce the amount of vehicle trips.

¹ The Energy Element is a discretionary General Plan Element, providing direction to the County on energy related matters. The Energy Element is an attempt to rationally develop a strategy to direct actions within the County toward a more conservant and efficient use of its energy resources and plan ways to assure a reliable, adequate supply of energy. The rationale for the policy statements appearing in the Energy Element and supporting data was developed in a non-adopted Energy Element Report.

² Policies, as used in the Energy Element, indicate the alternative tactics, such as space heating, from which the Board may choose in realizing the stated objective. Action programs represent the actions necessary for carrying out the given policies. The recommended policies are listed in functional groupings. Each policy is accompanied by its associated action programs. The action items have been omitted from this spreadsheet because they are general options that the County may take to achieve the stated policies, not the developer. Each policy is also accompanied by a performance expectation, also omitted from this spreadsheet.

XI. Energy Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Goal 4: Minimize environmental impact of energy sources.		X			The environmental impact of the Proposed Project's energy source (69kV line) will be minimized because the existing power line will be placed underground. The overall lighting concept for the community is to be energy-efficient, screen or shield the source wherever possible, and be effective for safety and security. Special landscape lighting will be limited to key areas and carefully controlled.
Goal 5: Minimize economic or social impacts of energy supply and demand.		X			The economic and social impacts of the Proposed Project's energy source will be minimized with the underground placement of the existing power line.
Goal 6: Minimize possibility of energy shortages and resulting hardships.				X	This goal requires action by the County and does not imply action by the Applicant.
Goal 7: Seek equitable sharing of both the benefits of energy consumption and the hardships of energy shortage.				X	This goal requires action by the County and does not imply action by the Applicant.
Goal 8: Encourage compatibility with national and state energy goals and city and community general plans/regional comprehensive plans.				X	This goal requires action by the County and does not imply action by the Applicant.

XI. Energy Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Objective 1: Achieve maximum conservation practices and maximum development of renewable alternative sources of energy.		X			All of the homes built in Meadowood will comply with the U.S. Environmental Protection Agency's Energy Star criteria, which results in homes that are at least 30% more energy efficient than required by the Building Code. The compact nature of Meadowood and the provision of extensive trails and sidewalks will encourage residents to walk and bike within the community.
CHAPTER 3: POLICIES AND ACTION PROGRAMS					
Resource Information and Coordination Policies:	Policy 1: Promote public information on the issues that surround energy and on methods for conserving energy.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 2: Promote demonstration of conservation techniques and new energy technologies on County facilities.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 3: Promote cooperation and coordination with Federal, State, regional and local governmental and private agencies in seeking to formulate and implement energy planning programs			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 4: Encourage the development of energy shortage contingency plans in cooperation with the other local government agencies and with local energy suppliers in the San Diego regional area in conformance with the State Energy Commission energy shortage contingency planning program and other State agencies.			X	This policy requires action by the County and does not imply action by the Applicant.
Conservation Policies:	Policy 1: Encourage conservation in residential and commercial space heating	X			The Proposed Project will utilize energy saving amenities in all new structures.
	Policy 2: Encourage energy conservation in residential and commercial space cooling (air conditioning).	X			The Proposed Project will utilize energy saving amenities in all new structures.

XI. Energy Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 3: Promote energy conserving measures in residential and commercial water heating.	X			The Proposed Project will utilize energy conserving measures in residential water heating. No commercial development is proposed.
	Policy 4: Promote restrictions on the use of electricity and fossil fuels for advertising and decorative purposes.			X	Electricity and fossil fuels will not be used for advertising or decorative purposes.
	Policy 5: Encourage reduced levels of nonessential lighting in all sectors.	X			Nonessential lighting will not be utilized.
	Policy 6: Encourage more efficient utilization of industrial process steam and waste heat.			X	The Proposed Project does not include industrial development.
	Policy 7: Encourage energy conservation in the industrial sector.			X	The Proposed Project does not include industrial development.
	Policy 8: Promote solid waste recycling.	X			Recycling bins as well as trash bins will be provided to each resident. The Proposed Project will recycle construction materials as can feasibly be accomplished.
	Policy 9: Encourage efficiency standards and labeling of major appliances.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 10: Encourage total energy life cycle costing and one of the criteria for determining the cost of new structures.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 11: Encourage realty associations to include, on residential listing agreements, information regarding energy saving amenities included in new and used structures.	X			The Proposed Project will utilize energy saving amenities in all new structures.

XI. Energy Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 12: Promote strict County water conservation and recycling measures as a means of conserving energy.	X			Water reclamation and conservation measures will be implemented in the Proposed Project. Reclaimed water will be utilized to irrigate remaining agricultural areas and common areas within the Project Site. Water conservation equipment will be utilized within dwelling units, i.e., toilet, dishwashers, washing machines, etc. Recycling bins as well as trash bins will be provided to each resident, including the multi-family units.
	Policy 13: Consider the development of a plan, with the cooperation of the Convention and Visitors Bureau, and other local business and labor organizations, whereby local businesses currently open seven days a week, would convert to a six day work week which could result in energy savings of at least 5%.			X	This policy requires action by the County and does not imply action by the Applicant.
Urban and Site Design Policies:	Policy 1: Encourage innovative building design and orientation techniques which conserve energy.	X			All of the homes built in Meadowood will comply with the U.S. Environmental Protection Agency's Energy Star criteria, which results in homes that are at least 30% more energy efficient than required by the Model Building Code. The Proposed Project does increase densities to be consistent with the General Plan Update. To minimize traffic, higher density residences are located near the proposed transit service area.
	Policy 2: Encourage Administrative Code (Building Code) standards for total energy use in buildings.	X			
	Policy 3: Encourage increased development densities when consistent with other General Plan policies and the Regional Growth Management Program.	X			
	Policy 4: Promote land use aimed at minimizing transportation requirements.	X			
	Policy 5: Promote changes in technology utilization construction practice that will reduce energy consumption in new development.	X			

XI. Energy Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Transportation Policies:	Policy 1: Promote the availability of safe and practical walking and bicycling routes within the County.	X			The Proposed Project includes wide parkways with easy accessible pedestrian and biking routes to the transit service area, college area and commercial businesses.
	Policy 2: Promote the development and expansion of improved, multimodal transit facilities within the County.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 3: Encourage development of para-transit in the region.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 4: Promote traffic flow improvements consistent with safety.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 5: Encourage the use of rail, pipeline and water transport.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 6: Encourage Federal legislation requiring minimum performance standards for new automobiles of 33 miles per gallon by the year 2000.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 7: Encourage Federal Civil Aeronautics Board (CAB) and California Public Utilities Commission (CPUC) regulations requiring increased aircraft efficiencies and load factors.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 8: Encourage State legislation which would apply a tax on auto inefficiency.			X	This policy requires action by the County and does not imply action by the Applicant.
Legislative Initiative Policies:	Policy 1: Encourage a proper balance between energy supply and environmental protection.			X	These policies require action by the County and do not imply action by the Applicant.
	Policy 2: Promote reforms in utility rate structures.				
	Policy 3: Promote “sun rights” legislation at the State level.				
Supply Policies:	Policy 1: Promote accelerated market penetration of solar equipment and technology.			X	These policies require action by the County and do not imply action by the Applicant.
	Policy 2: Encourage resolution of the issues surrounding nuclear power before promoting or restricting its use.				
	Policy 3: Encourage consolidation of power plant review processes.				

XI. Energy Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 4: Continue present Board policy position opposing Outer Continental Shelf (OCS) oil and gas lease sales off the coast of San Diego County until: a. A national energy policy has been prepared which prioritizes OCS areas for development, such prioritization to be based on local impacts in addition to national goals and objectives; and b. Adequate environmental safeguards are assured.				
	Policy 5: Maintain active participation in reviewing proposed and approved OCS energy operations.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 6: Support the timely utilization of wind power, geothermal power, nuclear fusion power, solar electric and solar thermal power and other potentially viable and cost effective energy sources as the public issues which may surround the use of these energy sources become involved.			X	This policy requires action by the County and do not imply action by the Applicant.

XII. Public Facility Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
SECTION 2: OVERALL GOALS, OBJECTIVES, POLICIES AND IMPLEMENTATION					
Goal: Sufficient public facilities of all types available concurrent with need to serve county residents.		X			Construction of public facilities will be phased to be available concurrent with the construction of the Proposed Project so that public facilities will be available to meet the need of the County residents. Areas have been designated for a neighborhood park and an elementary school.
Goal: The equitable funding of all needed public facilities.		X			The Applicant will provide equitable funding for all the necessary public facilities associated with the Proposed Project.
Goal: Cooperation among service providers, cities and the County to provide sufficient public facilities in the most effective and efficient manner.		X			The Applicant is coordinating the implementation and provision of public facilities with various County departments, SDCWA, LAFCO, the Bonsall School District, the Fallbrook community and the MWDs.
Objective 1: Establishment of a framework for coordination between land use planning and capital facilities planning.	Policy 1.1: The County will include public facilities planning and availability as part of decision making on land use and development.			X	These policies require action by the County and do not imply action by the Applicant.
	Policy 1.2: Encourage facility providing agencies to carry out long range capital facility planning and construction that is compatible with land use planning goals and objectives.				
	Policy 1.3: The County will coordinate planning for the appropriate siting of public facilities with the cities and affected service providers of the region at the earliest possible point in the siting process.				

¹ The Public Facility Element sets forth the County's long range public facility program. Its aim is to ensure a strong linkage between public facility planning and land use planning.

² Each objective is associated to several County policies. The text of the Public Facility Element provides implementation measures for achieving the County's policies. These implementation measures are omitted herein as they outline actions that the County, not the developer, may take to achieve the stated policies. In the case that an implementation measure purports action by the developer, these measures have been included in this matrix.

XII. Public Facility Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Objective 2: The efficient provision of all necessary public facilities concurrent with need for all development projects.	Policy 2.1: Assure that growth is limited to areas where adequate public facilities exist or can be efficiently provided.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 2.2: Development projects will be required to provide or fund their fair share of all public facilities needed by the development.	X			Construction of public facilities will be phased to be available concurrent with the construction of the Proposed Project so that public facilities will be available to meet the need of the County residents. The Proposed Project includes a site for a future elementary school. The Applicant will provide equitable funding for all the necessary public facilities associated with the Proposed Project.
	Policy 2.3: Large Scale Projects will be required to plan for the siting of necessary public facilities and to provide or fund their fair share of all public facility needs created by the development.	X			
	Policy 2.4: The County will ensure that the provision of all necessary public facilities occurs concurrently with development to the extent possible within the constraints of facility financing programs.			X	This policy requires action by the County and do not imply action by the Applicant.
Objective 3: The establishment of equitable funding programs for the provision of all public facilities.	Policy 3.1: The County will require new development to pay its full and fair share of the facilities costs for those facilities needs created by the development, including both local and County regional facilities.			X	These policies require action by the County and do not imply action by the Applicant. The Applicant will provide equitable funding for all the necessary public facilities associated with the Proposed Project.
	Policy 3.2: The County will utilize all available sources to finance improvement costs for facilities serving existing residents.				
Objective 4: Regional and subregional coordination and cooperation on public facility planning.	Policy 4.1: The County will coordinate facility planning with cities and special districts in the region.			X	These policies require action by the County and do not imply action by the Applicant.
	Policy 4.2: The County will encourage collaboration among facility providers within the region.				
Objective 5: Equitable and sufficient funds for providing public facilities.	Policy 5.1: The County will actively seek outside assistance in funding the provision of public facilities.			X	This policy requires action by the County and does not imply action by the Applicant. The Applicant will provide equitable funding for all the necessary public facilities associated with the Proposed Project.

XII. Public Facility Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
SECTION 3: PARKS AND RECREATION					
Goal 1: Parks and recreation facilities that meet the recreational, conservation, preservation, cultural and aesthetic needs of County residents and visitors of all ages, income levels, ethnic groups and physical abilities.		X			The proposed neighborhood park is located conveniently off of the Proposed Project's primary access road. The typical County park layout will be followed closely. All recreational facilities will serve residents and visitors of all ages, income levels, ethnic groups and physical abilities.
Goal 2: Fifteen acres of local parkland per 1,000 unincorporated area residents.	The Recreation Element includes the standard of fifteen acres per 1,000 population; however, the Park Lands Dedication Ordinance provides for the requirement of 3 acres of local parkland per 1,000 residents, as long as existing local park acreages do not exceed this level.	X			The Proposed Project includes a neighborhood park adjacent to a designated school site which will serve a population of approximately 3,200 . In addition, the Proposed Project includes 2 pocket parks.
Goal 3: Fifteen acres of regional parkland per 1,000 residents in the region, exclusive of regional environmental reserves, regional open spaces and preserve parks.		X			In addition to the neighborhood park, Planning Area 4 will provide an onsite recreational facility. There will also be a network of multi-use trails, looping throughout the Proposed Project. This will provide the residents with a variety of recreational activities, while enjoying the surrounding natural open space and conserved citrus and avocado groves. The Proposed Project does not include acreage for inclusion in the County's regional park system. However, the Proposed Project will comply with the County PLDO.

XII. Public Facility Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Objective 1: Provide, in the short term, five acres of local parks per 1,000 unincorporated area residents, and the County's equitable portion of the regional park facilities level of fifteen acres per 1,000 residents in the region.	Policy 1.1: The County will seek additional funding sources for the acquisition, expansion and development of local and regional parks.	X			The Applicant will dedicate land and/or pay in-lieu fees pursuant to the Park Land Dedication Ordinance.
Objective 2: Parks and recreation facilities responsive to the recreational, aesthetic, conservation and preservation needs of the population served.	Policy 2.1: Decisions on the potential acquisition of land for the development of local or regional parks or land banked for future park development will be made according to specified criteria.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 2.2: The County will site, plan and develop local and regional parks that are compatible with community character, land use and the recreational, conservation and preservation needs of the intended service population.			X	This policy requires action by the County and does not imply action by the Applicant. The County will review the landscape plan before entitlement. The land will be dedicated to DPR after entitlement.
Objective 3: Regional cooperation and coordination on park siting, planning and development.	Policy 3.1: The County will coordinate with all jurisdictions within the region to cooperatively develop plans for the provision of regional parks.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 3.2: The County will promote the joint planning, development, operation and maintenance of local and regional parks and complementary facilities.			X	This policy requires action by the County and does not imply action by the Applicant.
SECTION 4: TRANSPORTATION					
Goal: A safe, convenient and economical integrated transportation system including a wide range of transportation modes.		X			A wide range of transportation modes will be accommodated in the Proposed Project, including vehicular, pedestrian, equestrian, hiking and cycling.

XII. Public Facility Element
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<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Objective 1: A Level of Service “C” or better on County Circulation Element roads.	Policy 1.1: New development shall provide needed roadway expansion and improvements on-site to meet the demand created by the development and to maintain a Level of Service “C” on Circulation Element roads during peak traffic hours. New development shall provide off-site improvements designed to contribute to the overall achievement of a Level of Service “D” on Circulation Element roads.	X			The primary access road is being designed to meet a Level Of Service (LOS) “C” or better as a 4-lane boulevard with raised median per proposed General Plan Update standards. Off-site improvements will be designed to achieve a LOS “D” or better on Circulation Element Road Networks. Else, proportionate improvements will be constructed and/or overrides may be requested. The Applicant will participate in the TIF program. Once the final DPW Improvement Conditions are established, the Applicant will demonstrate compliance through the processing of construction drawings and recording final tract maps for each phase of development in accordance with the construction phasing outlined in Chapter 9 of the SPA/GPAR.
	Policy 1.2: General Plan Amendments and Rezones shall be reviewed to ensure that any proposed increases in density or intensity of use will not prevent the planned Circulation Element road system from operating at its planned Level of Service buildout.	X			There is not a conflict between the Proposed Project and the planned Circulation Element road system from operating at its planned Level of Service at buildout. The primary access road will be designated as a Circulation Element road. The SPA/GPAR addresses this change in the Circulation Element.
Objective 2: Equitable sharing of funding for transportation facilities.	Policy 2.1: New development shall be required to contribute its fair share toward financing transportation facilities.	X			Fair share consideration will be provided for direct traffic impacts. Cumulative traffic impacts will be mitigated through participation in the TIF program.
	Policy 2.2: The County will actively work to reduce existing transportation facilities deficiencies.			X	This policy requires action by the County and does not imply action by the Applicant.
Objective 3: A transportation system that is coordinated and integrated with the transportation facilities and plans of surrounding jurisdictions.	Policy 3.1: The expansion of County transportation facilities will be coordinated with transportation plans of adjacent jurisdictions.			X	This policy requires action by the County and does not imply action by the Applicant.

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<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Objective 4: Reduction in the demand on the road system through increased public use of alternate forms of transportation or other means.	Policy 4.1: The use of alternate forms of transportation such as public transit and car/van pools will be supported and encouraged to reduce both roadway congestion and pollution.	X			A transit service area, which will include bus turn-outs, is planned along Horse Ranch Creek Road to encourage the reduction of both roadway congestion and pollution. The SR-76/I-15 interchange has been designated as a location for a future transit node. When located and designed, the Project Applicant, along with other developments within the interchange area, will contribute toward the design and construction of the transit node, via a condition of approval.
	Policy 4.2: The County will ensure the development of its bikeway system and encourage its use.	X			The Proposed Project includes a planned bikeway/trail system which will encourage the use of cycling.
	Policy 4.3: Consider the need for transit improvements in Large Scale Projects.	X			A transit service area, which will include bus turn-outs, is planned along Horse Ranch Creek Road to encourage the reduction of both roadway congestion and pollution.
	Policy 4.4: Ensure the provision of bicycle facilities and other needed bikeway related improvements in new development.	X			The Proposed Project includes a planned bike pathway and trail system which will encourage the use of cycling.
Objective 5: Assurance of compatible land uses around County airports.	Policy 5.1: The County will ensure that land uses surrounding County airports are compatible with the operation of the airport.			X	This policy requires action by the County and does not imply action by the Applicant. The nearest airport, Fallbrook Airpark, is approximately 3 miles away.

SECTION 5: FLOOD CONTROL

XII. Public Facility Element
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(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Goal 1: Protection of life and property in areas subject to flooding.				X	A portion of Planning Area 1 is located within the fringe of the existing 100-year Horse Ranch Creek and San Luis Rey River floodplains. The southern portion of Planning Area 1 is adjacent to San Luis Rey River and the western portion of Planning Area 1 is adjacent to Horse Ranch Creek. Due to the realignment of SR-76, a Conditional Letter of Map Revision (CLOMR) was submitted to the County and the Federal Emergency Management Agency (FEMA). The CLOMR was approved and issued on November 22, 2005 (Case Number 05-09-1045R). Based on the proposed SR-76 realignment and the associated hydraulic analysis, the CLOMR proposes that the northern limit of the San Luis Rey floodplain will be revised to be relocated immediately south of the new SR-76 alignment. Thus, it will no longer impact the southern portion of Planning Area 1 or the proposed alignment of SR-76. The Horse Ranch Creek floodplain is currently not defined by FEMA, however 100-year existing and proposed floodplain analysis have been performed for the portion of Horse Ranch Creek adjacent to the Proposed Project. Based on the hydraulic analysis it has been determined that Planning Area 1 impacts the eastern fringe of the 100-year floodplain. To mitigate for the Proposed Project's impact to the floodplain and not adversely impact adjacent and upstream property owners, the proposed grades associated with Planning Area 1 are significantly above the 100-year water surface elevations.
Goal 2: Preservation and conservation of floodways in their natural state.				X	No development is proposed within a FEMA defined regulatory floodway.

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<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Objective 1: Reduction in the need for construction of flood control structures.	Policy 1.1: Development within floodplains will be restricted to decrease the potential for property damage and loss of life from flooding and to avoid the need for channels and other flood control facilities.	X			Due to the CLOMR that was issued on November 22, 2005 (Case Number 05-09-1045R), the Proposed Project will not be located within the San Luis Rey Floodplain. In addition, the Proposed Project does not propose any construction of flood control structures within the San Luis Rey Floodplain.
Objective 2: Preservation of the floodplain environment from adverse impacts due to development.	Policy 2.1: The use of natural channels will be required except in cases where no less environmentally damaging alternative is appropriate.	X			Several of the natural drainage basins and channels remain intact along the western and eastern open space areas of Meadowood.
	Policy 2.2: The County will require sand mining activities to provide environmentally compatible flood protection structures as necessary to prevent adverse impacts to adjacent properties.			X	No sand mining activities are proposed.
Objective 3: Expedient approval and construction of environmentally sensitive flood control facilities when they are necessary.	Policy 3.1: The County will ensure that interested parties have the opportunity to provide input into a flood control project to conduct a timely and complete project review.	X			The Proposed Project does not propose any construction of flood control structures within the San Luis Rey Floodplain.
	Policy 3.2: The County will pursue the timely processing of applications for necessary permits.	X			The Applicant acknowledges the policy.
Objective 4: Equitable financing of needed flood control facilities.	Policy 4.1: The costs of constructing needed flood control facilities shall be shared by property owners who create the need for, and benefit from, the facilities.			X	The Applicant acknowledges the policy.
Objective 5: Reduction in the adverse impacts created by storm water run-off from urban areas.	Policy 5.1: The County will require measures to decrease the adverse impacts created by increased quantity and degradation in quality of runoff from urban areas.	X			The Proposed Project is required to prepare and process a Stormwater Management Plan in accordance with the March 24, 2008 County of San Diego Standard Urban Storm Water Mitigation Plan (SUSMP) for Land Development and Public Improvement Projects. Based on the SUSMP requirements, the project has implemented hydromodification management devices and best management practices to decrease the potential adverse impacts as a result of the Proposed Project with respect to water quantity and quality.

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<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
SECTION 6: SOLID WASTE Solid waste management regulations are found in the United States Resource Conservation and Recovery Act; the Integrated Waste Management Act of 1989; Titles 14 (as amended by the Integrated Waste Management Act of 1989), 22 and 23 of the California Administrative Code of Regulations; and in the San Diego County Code of Regulatory Ordinances.					
Goal 1: Minimize residential, commercial and industrial solid waste generated in the County at its source.		X			The Proposed Project will recycle construction materials as much as possible. Recycling bins as well as trash bins will be provided to each resident. The County of San Diego promotes recycling and provides sufficient recycling facilities to reduce residential, commercial and industrial solid waste at its source. The Proposed Project will conform to the applicable County recycling activities.
Goal 2: The safe, sanitary and environmentally acceptable collection, storage, transport, recycling and disposal of the solid waste that is generated.		X			The Proposed Project will recycle construction materials as much as possible. Recycling bins as well as trash bins will be provided to each resident. The County of San Diego provides for the safe, sanitary and environmentally acceptable collection, storage, transport, recycling and disposal of the solid waste that is generated. The Proposed Project will conform to the applicable County recycling activities.
Objective 1: Reduce the volume of waste to be landfilled by 30% by 1992 (County-mandated objective) and by 50% by 2000 (State-mandated).	Policy 1.1: The County will promote waste management techniques that are alternative to landfilling.			X	This policy requires action by the County and does not imply action by the Applicant. The Proposed Project will conform to the applicable County recycling activities.
	Policy 1.2: Landfills shall be used primarily for wastes that cannot be recycled or processed and for the residual waste from processing facilities.			X	This policy requires action by the County and does not imply action by the Applicant. The Proposed Project will conform to the applicable County recycling activities.
Objective 2: A sufficient number of solid waste disposal sites to accommodate existing and future need.	Policy 2.1: In conjunction with the cities of the region, the County will encourage the establishment of facilities for the disposal of inert materials and special wastes such as sludge and non-hazardous liquids.			X	This policy requires action by the County and does not imply action by the Applicant. The Proposed Project will conform to the applicable County solid waste activities.

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<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 2.2: In conjunction with the cities of the region, the County will continue to identify and acquire sites appropriate for the disposal of waste products and waste residuals which cannot be recycled, converted to energy or otherwise used.			X	This policy requires action by the County and does not imply action by the Applicant. The Proposed Project will conform to the applicable County solid waste activities.
Objective 3: Minimize, or mitigate, the environmental impacts of solid waste disposal sites.	Policy 3.1: The County will reduce the impacts of operational landfill sites.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 3.2: The County will reduce the impacts of sanitary landfill sites after they reach capacity.			X	This policy requires action by the County and does not imply action by the Applicant.
SECTION 7: LAW ENFORCEMENT					
The level of patrol units per population, as well as other key factors, results in certain response times. Response time is the time it takes a unit to get to the scene of a crime from the moment a call for service is received. Response time is the most meaningful indicator of the adequacy of the level of service.	For the urban unincorporated area, the current minimally acceptable response time is eight (8) minutes or less for priority calls (i.e., calls involving life threatening situations or felonies in progress) and 16 minutes for non-priority calls.		X		The response time is 11.9 minutes for priority calls (2005) to this Site. The local Sheriff's Department has indicated its long range plans include locating a substation near the I-15/SR76 interchange in order to cut down the response time. According to the County Sheriff's Department, ultimate development of the land uses in the Proposed Project would not significantly alter the law enforcement response times in this area.

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<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Goal 1: A safe living and working environment for San Diego County residents.		X			Public safety factors have been maximized in the physical design of the subdivision. One example of this is the Proposed Project's conceptual landscaping plan. Landscaping is incorporated between the neighborhood park and the primary boulevard. Trails and walkways are landscaped and setback from vehicles and roadways. Neighborhood pathways and roads will be lighted to enhance a safe environment. The Proposed Project does not include commercial development; however, the Applicant will coordinate with the two proposed developments adjacent to the Project Site, encouraging a "work-live" environment.
Goal 2: Facilities to support a service level of four patrol shifts per day per 10,000 population, or service area equivalent for commercial/industrial land uses.		X			The local Sheriff's Department has indicated its long range plans include locating a substation near the I-15/SR76 interchange in order to reduce the response time.
Objective 1: A level of facilities sufficient to accommodate a service level of three patrol shifts per day per 10,000 population, or service area equivalent for commercial/industrial land uses, as an interim step toward meeting the facility goal.		X			The local Sheriff's Department has indicated its long range plans include locating a substation near the I-15/SR76 interchange in order to reduce the response time.
Objective 2: Coordination of the land use decision making process with the availability of adequate law enforcement facilities.	Policy 2.1: The County will consider the availability of Sheriff facilities/services in the planning process.			X	This policy requires action by the County and does not imply action by the Applicant.

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<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Objective 3: Equitable sharing of funding for sheriff facilities by the County, all contract cities and by all new development that will benefit from the facilities.	Policy 3.1: The County will expand facilities serving the existing population to a level consistent with the short term objective identified in Objective 1.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 3.2: New development in the unincorporated area will be required to contribute its fair share toward financing sheriff facilities toward achieving the short term objective.	X			Fair share contributions will be provided for financing Sheriff's facilities.
	Policy 3.3: Contract cities shall be expected to provide equitable funding for new facilities and facilities expansion to serve new development, through a means mutually agreeable to the City and County.			X	The Project Site is located in the unincorporated area of San Diego County.
Objective 4: Timely siting of Sheriff's facilities in the most appropriate location in order to serve the population, regardless of jurisdictional boundaries.	Policy 4.1: The County will coordinate with contract cities to cooperatively develop plans for the siting of Sheriff's facilities that will best serve the needs of the population served.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 4.2: Sheriff facilities shall be designed and located based on appropriate criteria.	X			The local Sheriff's Department has indicated its long range plans include locating a substation near the I-15/SR76 interchange in order to cut down the response time. Design guidelines are coordinated between the County and the Sheriff's Department. Pursuant to Board of Supervisors I-84, the Specific Plan Amendment establishes an implementation program and discretionary permit review process that provides the Sheriff and other law enforcement agencies an opportunity to participate and determine adequate levels of service.
Objective 5: Subdivision design which promotes a safe living and working environment.	Policy 5.1: The County will require, whenever possible, subdivision design that aids in crime prevention and law enforcement operations.	X			The subdivision design provides for accessible, expeditious access to prevent crime and aid law enforcement operations.
SECTION 8: ANIMAL CONTROL					

XII. Public Facility Element
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<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Goal: An effective animal control program that provides for the care and protection of the domestic animal population, safety of people from domestic animals and the education of the public regarding responsible pet ownership.				X	This policy requires action by the County and does not imply action by the Applicant.
Objective 1: Facilities sufficient to provide 0.13 square feet of shelter space per dwelling unit.				X	This policy requires action by the County and does not imply action by the Applicant.
Objective 2: Improvement of existing animal control facilities.	Policy 2.1 The County will expand existing animal control facilities to meet the objective.			X	These policies require action by the County and do not imply action by the Applicant.
	Policy 2.2: The County will provide a safe and healthful environment for impounding animals.				
Objective 3: Timely siting of animal control facilities in the most appropriate locations in order to accommodate the needs of the population served, regardless of jurisdictional boundaries.	Policy 3.1: The County will coordinate with contract cities to cooperatively develop plans for locating animal control facilities that will best serve the needs of the area served.			X	These policies require action by the County and do not imply action by the Applicant.
	Policy 3.2: Animal control facilities will be sited in the most suitable locations based on specific criteria.				
Objective 4: Equitable sharing of the funding of animal control facilities by the County, all contract cities and by all new development that will benefit from the facilities.	Policy 4.1: New development shall be required to contribute its fair share toward financing animal control facilities to achieve the short term objective.			X	The Proposed Project will pay its fair share contributions for animal control if required.
	Policy 4.2: Cities shall be expected to provide equitable funding for new facilities and facilities expansion, through a means mutually agreeable to the City and County.				
SECTION 9: LIBRARIES					

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<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Goal 1: Sufficient libraries to meet the information and education needs of the population served by the County library.		X			The Proposed Project will provide a site for a future elementary school. It is anticipated that there will be a library in the school to serve the students and faculty. Fallbrook already has established library facilities in the middle of the town of Fallbrook and other outlying areas of the community.
Goal 2: Continued free access to all County library facilities.				X	This policy requires action by the County and does not imply action by the Applicant.
Objective 1: Achieve, through consistent and incremental improvement, the facility levels of 0.35 square feet of branch library floor space and 2.0 books, or the equivalent in automated information sources, per resident served by the County Library.	Policy 1.1: The County will seek external funding sources for the expansion of library facilities.			X	This policy requires action by the County and does not imply action by the Applicant.
Objective 2: Equitable sharing of funding for library facilities by unincorporated communities and all cities in the County Library's service area and by all new development that will benefit from the facilities.	Policy 2.1: Cities and unincorporated communities will be expected to provide funding for new facilities and facilities expansion through a means mutually agreeable to the cities/communities and the County Library.			X	The Project Site is located in the unincorporated area of San Diego County.
	Policy 2.2: The County will attempt to establish funding programs in conjunction with cities within the County Library's service area to ensure that new development in these cities and the unincorporated area contributes its fair share to provide library facilities to serve new development.			X	The Proposed Project will pay its fair share contribution for County library facilities if required.
Objective 3: Timely siting of all libraries in the most appropriate locations to serve residents of the County Library District	Policy 3.1: The County will coordinate with affected cities and communities to assess needs and cooperatively generate plans for siting and developing libraries that will serve these cities.			X	This policy requires action by the County and does not imply action by the Applicant.

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irrespective of jurisdictional boundaries.	Policy 3.2: The County will promote the joint planning, development and operation of County libraries and complementary facilities.			X	This policy requires action by the County and does not imply action by the Applicant.
SECTION 10: SCHOOLS					
School districts can collect fees under various sections of the Government Code, including: Development Impact Fees (section 53080); Fees for Temporary Facilities (section 65970); Land Dedication/Exactions (section 65970); and Mello-Roos Community Facility District (section 53311).					
Goal: High quality, K-12 educational facilities for all students in the County of San Diego.		X			The Proposed Project includes designating 12.7 acres for an elementary school site within the Bonsall School District to serve the immediate surrounding area.
Objective 1: Provision of educational facilities sufficient to meet the demands of new development concurrent with need.	Policy 1.1: The County will seek the modification of state laws and regulations to improve the funding of new school sites and facilities.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 1.2: To the extent allowable under State law, new development shall be required to provide additional facilities needed to serve children generated by the new development. Such facilities shall be of the quality and quantity sufficient to meet State Department of Education standards or to maintain an existing higher level of service provided by an affected school districts' facilities.	X			The Applicant has coordinated with the affected districts to determine how educational needs of residents would be met. Half of the Project Site is located within the Fallbrook Union School District and half of the Project Site is located within the Bonsall Public School District. The Proposed Project includes designating 12.7 acres for an elementary school site within the Bonsall School District to serve the immediate surrounding area.
Objective 2: Elimination of substandard facilities currently in use.	Policy 2.1: The County will support school districts' efforts to obtain financing for the improvement of inadequate existing facilities.			X	This policy requires action by the County and does not imply action by the Applicant.
Objective 3: Location of schools to best serve users while	Policy 3.1: Land use planning will be coordinated with the planning of school facilities.	X			The Applicant has coordinated with the Bonsall School District and the proposed

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minimizing negative impacts.	Policy 3.2: The County will support the joint and timely planning of the location and use of schools with the planning of related public facilities.				school site meets their specifications for a new elementary school. The location is appropriately sized, sheet graded to gently slope toward drainage facilities, and located away from SR-76 and within walking distance from most homes that it will serve.
<p style="text-align: center;">SECTION 11: FIRE PROTECTION AND EMERGENCY SERVICES</p> <p>Under the Fire Mitigation Fee program for districts in the unincorporated area, districts providing fire protection and emergency services may charge per square foot fees on new construction to mitigate the impacts of new development on their facilities.</p>					
Goal: Minimization of the loss of life and property from fires and medical emergencies.		X			The Proposed Project will satisfy fire prevention and building codes adopted and enforced by fire agencies and the County. The Proposed Project's FPP will be reviewed and approved by the County as well as the NCFPD. Substantial brush management actions will be proposed in the form of brush clearance zones and/or existing agriculture, both of which will be approved by the County and the local fire district. The subdivision design provides for accessible, expeditious access to prevent crime and aid law enforcement, fire and emergency services.

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<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Objective 1: Sufficient fire and emergency services facilities to meet established emergency travel time objectives to minimize fire and emergency risk.	The level of sufficient fire and emergency services facilities shall be based on the following factors: (a) Demands for fire protection and emergency services; (b) Geographic and demographic considerations; (c) Types and number of structures requiring additional companies to meet Insurance Service Office (ISO) guidelines for fire flow requirements; and (d) Other special needs for fire suppression and emergency services, for example, recreation areas and the petroleum industry.	X			The Applicant is working with the local Sheriff's and fire department in order to plan sufficient fire and emergency service facilities aimed at meeting established emergency travel time objectives and minimizing fire and emergency risk. All roads within the Project Site will be constructed to County standards (else a modification to a roadway standard will be submitted), ensuring adequate access for all emergency vehicles. Internal circulation between Meadowood and Campus Park and Campus Park West will provide direct access to an existing fire station ensuring an adequate response time. Brush management areas, where required, are included in the development portion of the Site. .
The emergency travel times listed are minimum objectives that apply to the entire unincorporated area. These objectives do not preclude the adoption of more stringent provisions addressing fire protection and emergency service facility levels within a community or subregional plan or by a local public district that provides fire protection.	<u>Town: 5 minutes max travel time</u> (Single-family residential lots of less than two acres, or more intensive uses such as multi-residential. Includes all industrial and commercial development except neighborhood commercial.) <u>Estate: 10 minutes max travel time</u> (Single-family residential lots from two acres to four acres in size. Includes neighborhood commercial.) <u>Rural: 20 minutes max travel time</u> (Large lot single-family residential and agricultural development. Lot sizes of greater than four acres.)	X			A temporary NCFPD station is located on the southwest corner of Pala Mesa Drive and Old Highway 395. Pala Mesa Drive will ultimately be extended to the primary access road so that emergency services will be within 5 minutes from the furthest dwelling unit. The Applicant will pay its fair share to transform the temporary station into a permanent, full-time facility. Pala Mesa Drive will be extended southeasterly and connect with Street R, which will go directly into Horse Ranch Creek Road and avoid SR-76.
	Policy 1.1: The County will assist the fire agencies' efforts to achieve the levels of fire protection and emergency services facilities established in Obj. 1.			X	This policy requires action by the County and does not imply action by the Applicant.

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<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 1.2: The County will ensure the availability of adequate fire and emergency services facilities in the review of discretionary land development applications and require appropriate fire prevention and protection measures.	X			Fire services are available, as documented in a signed project availability form from the NCFPD.
	Policy 1.3: A program will be established to address the needs of areas lacking adequate fire protection and emergency services facilities.			X	This policy requires action by the County and does not imply action by the Applicant.
Objective 2: Equitable and sufficient funding for fire protection and emergency services facilities.	Policy 2.1: New development shall be required to finance its full and fair share of the facility and equipment needs that it generates.(See Fire Mitigation Fee Ordinance).	X			Fair share contributions will be provided for facility and equipment needs.
	Policy 2.2: The County will encourage the use of new funding sources to remedy existing facility deficiencies.			X	This policy requires action by the County and does not imply action by the Applicant.
Objective 3: Regional cooperation to efficiently provide fire protection and emergency services.	Policy 3.1: Regional cooperation among fire protection and emergency services providers and the County will be advocated and supported.	X			The Proposed Project's FPP will be reviewed and approved by the County as well as the NCFPD.
SECTION 12: WASTEWATER					
Goal: Available wastewater treatment and disposal capacity consistent with the land uses in the general plan.			X		The Proposed Project includes a General Plan Amendment. The land uses proposed are inconsistent with the existing general plan, but consistent with the proposed General Plan Update. A WWTP is proposed in conjunction with the Proposed Project.

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<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Objective 1: The ongoing planning, management and development of sewage conveyance, treatment and disposal facilities to adequately meet future demands.	Policy 1.1: Land use planning, which is the responsibility of the County, will be coordinated with sewer system planning, which is the responsibility of the facility providers.			X	This policy requires action by the County and MWDs and does not imply action by the Applicant.
	Policy 1.2: Discretionary land development projects will only be approved if the service provider reasonably expects that wastewater treatment and disposal will be available concurrent with need and that all appropriate requirements will be met through conditions placed on project approval.	X			At time of the Proposed Project's approval, the County will be able to reasonably expect that wastewater treatment and disposal will be available concurrent with need and that all appropriate requirements will be satisfied through conditions placed on approval. After Board of Supervisors' approval of the Proposed Project's applications, LAFCO will consider jurisdictional boundaries and Sphere of Influence changes in order to identify the most logical and efficient MWD to provide water, wastewater and recycled water services to the Proposed Project. The conditions of approval will identify this process and ensure that the process occurs.
	Policy 1.3: All land development projects requiring the use of sewage conveyance, treatment and disposal facilities shall obtain a commitment of service from the appropriate district prior to land preparation and construction.	X			A commitment letter from the MWD, as identified by LAFCO, will be required prior to issuance of construction permits.
	Policy 1.4: The County will coordinate with sewer districts and other agencies on sewer issues of mutual concern.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 1.5: The placement of new septic systems will be controlled to ensure the health and safety of the public.			X	The Proposed Project will utilize a wastewater treatment sewer system, not septic.

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Objective 2: Assurance that privately-proposed wastewater treatment plants are consistent with sewer master plans and meet the anticipated needs of the project and the subregion.	Policy 2.1: The County will regulate the use of privately proposed wastewater treatment plants to ensure that they are properly located, meet the sewer needs of the project, do not cause premature urbanization and create no immitigable environmental effects. Availability of service from a wastewater treatment facility will not be justification for increasing densities allowed by the General Plan and zoning.	X			The proposed WWTP will be consistent with the Master Plan of the MWD selected by LAFCO as the logical and efficient service provider and will meet the anticipated needs of the Proposed Project and the subregion.
Objective 3: Increased production and use of reclaimed water.	Policy 3.1: Water reclamation and conservation measures shall be included in the land development review process.	X			Water reclamation through the use of recycled water will be utilized in the Proposed Project to irrigate the common landscape areas.
SECTION 13: WATER PROVISION SYSTEMS					
Goal 1: Adequate supplies of water, appropriate for the intended purpose, available to all types of users within the County of San Diego.		X			After annexation to the SDCWA, the source of water to the Project Site will be imported water via the SDCWA. As discussed in the Proposed Project's Water Assessment Study, the Proposed Project was explicitly identified as an area included in the SDCWA's long-term water planning indicating that adequate supplies of water for the proposed land uses are available.
Goal 2: A sufficient supply of high quality groundwater to meet the needs of current and future users of the resource.		X			The Proposed Project does not propose groundwater usage except during the drier months as a secondary source of irrigation for retained agricultural groves and common area landscaped slopes. There is an ample supply of groundwater in the area.

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Objective 1: The ongoing planning, management and development of water conveyance and distribution systems to meet the County's future demands.	Policy 1.1: Land use planning, which is the responsibility of the County, will be coordinated with water system planning, which is the responsibility of the facility providers.			X	This policy requires action by the County and MWDs and does not imply action by the Applicant.

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	<p>Policy 1.2: Discretionary land development projects dependent on imported water will only be approved if the service provider reasonably expects that water facilities will be available concurrent with need and that all appropriate requirements will be met through conditions placed on project approval.</p> <p style="text-align: right;">Updated 8/17/09</p>	X			<p>The Project Site is currently partially within the SLRMWD and the remaining portion is not within any water and sewer provider's jurisdiction. The Applicant, along with other property owners, funded the preparation of the SLRMWD Master Plan for wastewater and water facilities. SLRMWD is currently only groundwater dependent and not a part of the SDCWA. SLRMWD is no longer pursuing activation of its latent powers. However, LAFCO has initiated a MSR/SOI Update for the Bonsall and Pala Hydrologic Sub Area. As part of that review, LAFCO is also evaluating the RMWD and the VCMWD as water and sewer providers to Meadowood and other existing and proposed developments in the vicinity of Meadowood. Thus, these Districts are potential service providers to Meadowood. The Applicant would construct a WWTP and all appropriate water facilities to accommodate Proposed Project needs.</p> <p style="text-align: right;">Page 22 of 34</p>

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<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
					<p>LAFCO will make the final decision on which agency will provide water and wastewater services in this area after land use approvals are granted by the land use authority.</p> <p>The Proposed Project will be conditioned to annex into the appropriate Districts prior to Final Map.</p>
	Policy 1.3: All land development projects requiring the use of imported water shall obtain a commitment of service by the appropriate district prior to land preparation and construction.	X			A commitment letter from the MWD, as identified by LAFCO, will be required prior to land preparation and construction..
	Policy 1.4: The County will coordinate with water districts and other agencies on water issues of mutual concern.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 1.5: The County will regulate development in groundwater-dependent areas to ensure that it does not, in the long term, create a demand for groundwater that exceeds the annual recharge capability of that basin.	X			<p>The Applicant will use reclaimed water for irrigation purposes. Groundwater is not proposed to be used except during the drier months as a secondary source of irrigation remaining on-site avocado and citrus groves and common area landscaped slopes.</p> <p>Groundwater extraction will be reduced from its historic usage and depletion of the basin is not anticipated.</p>
Objective 2: Management of the water resource at the regional level.	Policy 2.1: The County will encourage the regional coordination of water resource management.			X	This policy requires action by the County and does not imply action by the Applicant.
Objective 3: A prudent balance between water availability and consumption demands.	Policy 3.1: The County will encourage the increase of storage and delivery capacity for potable water supplies, consistent with planned population growth and with planned land use patterns.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 3.2: The County will reduce water consumption in County public facilities.			X	This policy requires action by the County and does not imply action by the Applicant.

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<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 3.3: The County will promote efforts to reduce per capita water consumption.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 3.4: Water reclamation and conservation measures shall be included in the land development review process.	X			Water reclamation and conservation measures will be implemented in the Proposed Project. Reclaimed water will be utilized to irrigate the common landscaped areas within the development. Water conservation equipment will be utilized within dwelling units, i.e., toilets, dishwashers, washing machines, etc.
SECTION 14: CHILD CARE					
Goal: Affordable, accessible and available child care facilities.				X	This goal requires action by the County and does not imply action by the Applicant.
Objective 1: Child care facilities appropriately located near the workplace, home and schools.	Policy 1.1: The County will encourage the siting of child care facilities compatible with community needs, land use and character and encourage such facilities to be available, accessible and affordable for all economic levels.			X	This policy requires action by the County and does not imply action by the Applicant.
Objective 2: Acceptance by state, county and city agencies of the need for child care facilities.	Policy 2.1: The County will actively encourage the provision of child care facilities.			X	These policies require action by the County and do not imply action by the Applicant.
	Policy 2.2: The County will work with other jurisdictions within the region to simplify the zoning and planning process in relation to child care facilities, in particular Family Day Care Homes.				
	Policy 2.3: The County will encourage the State and Federal government to stimulate the provision of child care facilities.				
	Policy 2.4: The County will establish cooperative partnerships with child care providers to help facilitate the availability of child care.				

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<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Objective 3: Establish the role that new development plays in the demand for child care and the role it should play in the supply of child care facilities.	Policy 3.1: The County will work to ensure that child care facilities are available when needed by new development.			X	This policy requires action by the County and does not imply action by the Applicant.
SECTION 15: COURTS AND JAILS					
Goal: Adequate courtroom and detention facilities to support the County criminal justice system.				X	This goal requires action by the County and does not imply action by the Applicant.
Objective 1: An equitable method of funding for justice facilities by all jurisdictions and by all new development that will benefit from the facilities.	Policy 1.1: The County will seek regional cooperation on appropriate requirements for new development throughout the County to contribute its fair share of funding for County court and jail facilities related to the needs of the new development.			X	This policy requires action by the County and does not imply action by the Applicant.
Objective 2: Timely siting of County justice facilities in the most appropriate location to serve the region's population, irrespective of jurisdictional boundaries.	Policy 2.1: The County will coordinate with all jurisdictions within the region at the earliest possible point in the planning process to cooperatively develop plans for the siting of justice facilities which best serve the needs of the entire region.			X	This policy requires action by the County and does not imply action by the Applicant.
SECTION 16: SOCIAL SERVICES					
Goal: Adequate social service facilities to provide mandated economic and social programs for eligible residents of San Diego County.				X	This goal requires action by the County and does not imply action by the Applicant.

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<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Objective 1: Adequate social service facilities conveniently located to all San Diego County residents in need of such facilities.	Policy 1.1: Siting of new facilities and expansion of existing social services facilities will be planned to most effectively serve the clients of each social service activity as part of a comprehensive social service delivery system.			X	These policies require action by the County and do not imply action by the Applicant.
	Policy 1.2: The County will improve the present condition and quantity of social service facilities to achieve incremental improvements designated in a plan.				
Objective 2: Siting of social services facilities in the most appropriate location to serve the region's population.	Policy 2.1: Planning for the appropriate siting of County social service facilities will be coordinated with the cities of the region at the earliest possible point in the siting process.			X	These policies require action by the County and do not imply action by the Applicant.
	Policy 2.2: The County will work with other service providers to seek joint siting of compatible facilities.				
	Policy 2.3: Social Service facilities will be sited in the most appropriate location irrespective of jurisdictional boundaries.				
Objective 3: Equitable funding of new social service facilities.	Policy 3.1 The impact of new development on the need for County social service facilities shall be mitigated.			X	This policy requires action by the County and does not imply action by the Applicant.
Objective 4: Assure that social service facilities are include din land use plans at the earliest possible stage to minimize conflicts with surrounding land uses.	Policy 4.1: County land use planning for the unincorporated area shall be coordinated with planning for social service facilities.			X	This policy requires action by the County and does not imply action by the Applicant.
SECTION 17: HEALTH					
Goal: Facilities that meet the health care needs of all eligible County residents.				X	This goal requires action by the County and does not imply action by the Applicant.

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<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
Objective 1: A general health services facility planning model to guide decision making on levels and placement of health facilities.	Policy 1.1: The County will develop a general model to determine requirements and guide planning for placement and expansion of publicly funded health facilities to most effectively serve the clients of each healthcare activity as part of a comprehensive health care delivery system.			X	This policy requires action by the County and does not imply action by the Applicant.
Objective 2: Health facility levels which better meet the needs of eligible County residents.	Policy 2.1: The County will improve the present condition and quantity of publicly funded health care facilities to achieve incremental improvements designated in a plan.			X	This policy requires action by the County and does not imply action by the Applicant.
Objective 3: Siting of Health Service facilities in the most appropriate location to serve the region's population.	Policy 3.1: The County will coordinate planning for the appropriate siting of County health facilities with the cities of the region at the earliest possible point in the siting process.			X	These policies require action by the County and do not imply action by the Applicant.
	Policy 3.2: The County will work with other service providers to seek joint use of facilities.				
	Policy 3.3: Health Service facilities will be sited in the most appropriate location based on developed criteria.				
Objective 4: Mitigation of the impacts of new growth on the need for County health facilities.	Policy 4.1: The County will seek regional cooperation on appropriate requirements for new development throughout the County to contribute its fair share of funding for County health care facilities related to the needs of the new development.			X	This policy requires action by the County and does not imply action by the Applicant.
Objective 5: Health facilities will be coordinated with land use plans at the earliest possible stage to minimize conflicts with surrounding land uses.	Policy 5.1: The County will coordinate land use planning for the unincorporated area with planning for health facilities.			X	This policy requires action by the County and does not imply action by the Applicant.
SECTION 18: SENIOR SERVICES					

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Goal: Facilities adequate to perform mandated services for seniors.				X	This goal requires action by the County and does not imply action by the Applicant.
Objective 1: Regional planning and funding of an adequate level of senior service facilities.	Policy 1.1: The needs of senior service facilities shall be addressed on a regional basis.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 2.1: The County will coordinate land use planning for the unincorporated area with planning for senior service facilities.			X	This policy requires action by the County and does not imply action by the Applicant.
SECTION 19: COUNTY ADMINISTRATION					
Goal: Facilities sufficient to meet County administrative needs.				X	This goal requires action by the County and does not imply action by the Applicant.
Objective 1: Efficient and effective planning and siting of County administration facilities.	Policy 1.1: The County will seek to provide adequate space in which to perform County functions, assure convenient public access, maximize efficiency of County operations and minimize County costs.			X	This policy requires action by the County and does not imply action by the Applicant.
Objective 2: Provision of facilities adequate to meet County program needs within the County's budget constraints.	Policy 2.1: The County will seek to improve administrative facilities starting with the highest priority needs.			X	This policy requires action by the County and does not imply action by the Applicant.
Objective 3: Equitable funding of County administrative facilities serving the entire region.	Policy 3.1: The County will seek appropriate support for funding administrative facilities from other benefiting parties.			X	This policy requires action by the County and does not imply action by the Applicant.
Objective 4: Provision of County administrative facilities to meet the growing needs of the public and support of County programs.	Policy 4.1: The County will expand and improve County facilities to meet growing needs.			X	This policy requires action by the County and does not imply action by the Applicant.
SECTION 20: FACILITIES LOCATED WITHIN CITY SPHERES OF INFLUENCE					

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Goal: Coordination between the County and cities to ensure an orderly and efficient transition from unincorporated area to city status.				X	The Project Site is not located within any city's Sphere of Influence.
Objective 1: Facilities available to serve sphere territories at the same level as those available to city residents, with a plan for an orderly transition of responsibilities when annexation occurs.	Policy 1.1: The County will coordinate with cities to cooperatively develop facility standards, plans for facility siting and funding methods for capital facilities throughout the cities' sphere areas which are consistent with the facility plans within the cities. Whenever feasible, a city's ultimate physical boundaries shall be considered in these plans.			X	The Project Site is not located within any city's Sphere of Influence.
	Policy 1.2: The County will facilitate the orderly annexation of appropriate territory to cities and plan facilities in remaining County territory consistent with potential future government structures.				
Objective 2: Equitable funding of facility costs at the established facility levels.	Policy 2.1: New development shall be required to pay its fair share contribution toward the capital facility needs created by the project.			X	The Project Site is not located within any city's Sphere of Influence.
SECTION 21: COUNTY TRAILS					
Primary purpose of trails is to provide the recreation, transportation, health and quality of life benefits associated with walking, hiking, mountain biking and horseback riding throughout the County's varied environments. Trails also provide accessibility and connectivity to scenic and recreational areas throughout the County.		X			A variety of trail experiences are proposed throughout the subdivision, as well as along the easterly summit and along the main primary road. The entire proposed trail system throughout the Project Site will be accessible to bike riders, hikers, pedestrians and equestrians.

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There are two forms of non-motorized facilities called “Trails” and “Pathways”: <u>Trails</u> are typically located away from vehicular roads that are primarily recreational in nature but can also serve as an alternative mode of transportation. They are soft-surface facilities for single or multiple uses by pedestrians, equestrians and mountain bicyclists. Trail characteristics vary depending on location and user type. <u>Pathways</u> are non-motorized transportation facilities located within a parkway or road right-of-way. A riding and hiking trail located in the road right of way is considered a pathway. They are soft-surfaced facilities intended to serve both circulation and recreation purposes. Pathways help make critical connections and are an integral part of a functional trail system.		X			Both trails and pathways are utilized in the design of the Proposed Project.
According to the 2001 Trail System Assessment (TSA), a baseline level of service of 0.8 miles of trail per thousand population (residents) was established that equates to the “minimum” need for trails that are reasonably accessible. This baseline will also serve as a guide for planning and monitoring future trail needs based on population growth.		X			A population of approximately 3,200 people is proposed for the Proposed Project, thereby requiring approximately 2.56 miles of trails as a minimum requirement. The distance of trails and pathways included in the Proposed Project exceed this amount. There are 5.9 miles of trails proposed.
Countywide Trail Goals and Policies³					
Countywide Goal 1: Provide a Trail System—Provide a system of “non-motorized trails” (trails) that meets the needs of County residents by providing scenic and enjoyable experiences that include connections with other public facilities, such as parks, open spaces, trail systems of	Policy 1.1: Continue to provide and expand the variety of trail experiences, including urban/suburban, rural, wilderness, multi-use and single use, staging areas and support facilities.	X			A variety of trail experiences are proposed throughout the subdivision, as well as along the easterly summit and along the main primary road. The entire proposed trail system throughout the Project Site will be accessible to bike riders, hikers, pedestrians and equestrians.
	Policy 1.2: Encourage trail routes that highlight the County’s recreational and educational resources, including natural, scenic, cultural and historic resources whenever possible.	X			Trails link the Proposed Project’s parks and recreational facilities and support comprehensive trail uses throughout the Site.

³ The Countywide trail goals and policies address the dedication, development and management of trails on public, semi-public and private lands as well as coordination and cooperation with the region’s cities on trail planning, siting and funding.

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other jurisdictions, points of interest and/or sites with educational or historical significance.	Policy 1.3: Provide a variety of linear distances for users to experience such as trails that offer long distance experiences and connect with other public trail systems, points of interest or transit facilities; and trails that offer short distance and loop experiences.	X			The Applicant is coordinating with the County and adjacent property owners to connect its trail system to the transit service area, to adjoining trails and to the San Luis Rey River Park trail system.
Countywide Goal 2: Integrated Trail Planning—Initiate and sustain an effective and efficient trail system, using the Regional Trail Map contained within the General Plan and a Community Trails Master Plan as the basis for future planning, coordination, implementation and management of the trail system.	Policy 2.1: Prioritize trail segments and their development and acquisition in a manner that provides maximum public benefit given available public and private resources.	X			The Proposed Project’s trail system has been coordinated with the DPR in order to maximize facilities and services.
	Policy 2.2: Coordinate trail planning, acquisition, development and management with appropriate jurisdictions.	X			Planning and acquisition of the trail system has been coordinated with the County and development and management methods for the trails will occur through DPR.
	Policy 2.3: Participate in completing missing segments of regional trails to satisfy the need for long-range trail opportunities.	X			The proposed trail system connects a northerly existing trail to the proposed San Luis Rey River Park trail system.
	Policy 2.4: Consider long-range “connectivity” as a principal planning element for regional trails.	X			The Applicant considered connectivity when choosing the location of the proposed trails.
	Policy 2.5: Encourage development of a Community Master Trails Plan for community trails to define community goals, policies and implementation criteria.	X			The Proposed Project will coordinate its proposed parks, open space and trails system with the County’s and adjacent property owners’ parks, open space and trails systems.
	Policy 2.6: Consider a population-oriented numerical level of service as a principal planning element for community trails and for quantifying future trail needs but consider other community-related factors as well.	X			The Applicant has utilized 5.9 miles of trails and pathways as a minimum level of service to quantify trail needs and other community-related factors.
	Policy 2.7: Pathways should be considered when connections to staging areas or trail systems cannot use a conventional trail and be routed along scenic roads where such routing is feasible.	X			The Proposed Project incorporates pathways throughout the Site.

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Countywide Goal 3: Program Implementation—Consider both public and private lands for trail implementation.	Policy 3.1: Seek opportunities to designate or construct future trails on County-owned lands, such as parks, open space preserves and/or lands within the Multiple Species Conservation Program (MSCP) or other lands already under public ownership or proposed for public acquisition.	X			The eastern summit trail is within the proposed North County MSCP. Trails were located in publicly owned land wherever possible.
	Policy 3.2: Trail opportunities on public lands and public easements should be a priority over those crossing privately owned lands.	X			When the option to place the trails in public rights-of-way was available, this option was exercised, i.e. along the main primary access road. In cases where trails were not adjacent to public right-of-way, private lands were used with dedicated easements for trails.
	Policy 3.3: Seek trail opportunities through easements, dedications, license agreements or joint-use agreements with public and semi-public agencies including utility districts, school districts, water districts, transportation agencies and parks and open space agencies.	X			The Proposed Project integrates joint use of trail easements with the SDG&E 69kV line easement, the water tank service road and the fire access road.. The trails through the open space areas will utilize existing trails.
	Policy 3.4: Secure trail routes across private lands through purchase, easements and dedication or by other means from a willing property owner/seller.	X			The Proposed Project's trail system will be dedicated to the County, either through being located in the County right-of-way or through the dedication of a trail easement.
	Policy 3.5: Discourage non-consenting public use of private trail systems through restricting connections, staging area locations and trail map publications.	X			Private trails are limited to the multi-family residential planning areas, thereby discouraging public use.
	Policy 3.6: Identify trail routes that meet a public need while recognizing the concerns of private property owners, safety requirements, land use concerns and environmental protection goals.	X			The Applicant considered private property owners, safety requirements, land use concerns and environmental protection goals in locating the trails on the Project Site.

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	Policy 3.7: Development projects and other discretionary projects proposed on lands upon which a trail or pathway in the Regional Trail Plan or Community Trails Master Plan has been identified may be required to dedicate and improve land for trail or pathway purposes.	X			The Proposed Project's trails and pathways will be improved and dedicated.
	Policy 3.8: Seek to establish funding opportunities for trail acquisition, implementation, maintenance and operation.			X	The funding for maintenance and operation of the onsite trails will be paid for by the County.
	Policy 3.9: Seek methods of offering incentives to private landowners that will encourage the voluntary dedication of trail easements and/or gifts of land for trails.			X	This policy requires action by the County and does not imply action by the Applicant.
Countywide Goal 4: Manage, Operate and Maintain Trails—Strive to manage, operate and maintain trails so that proper use is encouraged and that user safety, resource conditions, the environment and adjacent land uses are not compromised.	Policy 4.1: Coordinate the operations and maintenance of pathways with similar activities for adjacent roads and road right-of-ways.	X			Close coordination with Caltrans and DPW has occurred with regard to the trails along the ROW's or in the parkways of the ROW's. The funding for maintenance and operation of the onsite trails will be paid for by the County.
	Policy 4.2: Public improvement projects, such as road widening, bridge construction and flood control projects, which may impact trails or pathways in the Regional Trail Plan or Community Trails Master Plan should incorporate such facilities in project design and construction.	X			Close coordination with Caltrans and DPW has occurred with regard to the trails along the ROW's or in the parkways of the ROW's. The funding for maintenance and operation of the onsite trails will be paid for by the County.
	Policy 4.3: Encourage the involvement and input of the agricultural community in matters relating to trails on or adjacent to agricultural lands and place a priority on the protection of agriculture.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 4.4: Pursue mechanisms for securing trail routes across agricultural and grazing lands from willing property owners that are fair and reasonable, such as purchase, easements negotiated through incentives or license agreements.			X	This policy requires action by the County and does not imply action by the Applicant.

XII. Public Facility Element
General Plan Compliance for the Meadowood Project
(Consistent—CN; Inconsistent—ICN; Not Applicable—N/A)

<u>Goals & Objectives¹</u>	<u>Standards, Criteria & Policies²</u>	<u>CN</u>	<u>ICN</u>	<u>N/A</u>	<u>Comment(s)</u>
	Policy 4.5: Establish specific guidelines for trails in areas with active agricultural operations or active grazing lands that will minimize potential impacts and accommodate operational necessities through proper location, design, construction and active management.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 4.6: During trail design on or adjacent to agricultural land, notify and coordinate with the affected landowners to consider any specific features that may be needed.			X	This policy requires action by the County and does not imply action by the Applicant.
	Policy 4.7: When locating specific trail segments, prioritize locations that avoid significant impacts to sensitive environmental resources.	X			The trails through the open space areas will utilize existing trails to avoid significant impacts to sensitive environmental resources.
	Policy 4.8: Establish and designate trails, whenever feasible, that correspond to existing (non-designated) trails, paths or unpaved roadbeds that already have a disturbed tread.	X			The trails through the open space areas will utilize existing trails to avoid significant impacts to sensitive environmental resources.
	Policy 4.9: Trails should be closed when conditions become unsafe or environmental resources are severely impacted. Such conditions could include soil erosion, flooding, fire hazard, environmental damage or failure to follow an outlined management plan.	X			The trail closure will be a condition of the Resource Management Plan (RMP) that will require the County to close the trails when these conditions occur.
	Policy 4.10: The County Agricultural Commissioner is authorized to close public trails for a specified period of time on or adjacent to land in active agricultural production when trail activity could be injurious to agriculture or the public. Such conditions could include, but not be limited to, quarantines, outbreaks of plant or animal disease, application of certain pesticides or damaging infestations of insect pests.			X	This policy requires action by the County and does not imply action by the Applicant.